

Loire View! Pretty house with private roof terrace and river frontage at Montsoreau.



EXCLUSIVE

## INFORMATION

Town:	Montsoreau
Department:	Maine-et-Loire
Bed:	1
Bath:	1
Floor:	105 m2
Plot Size:	20 m2

## IN BRIEF

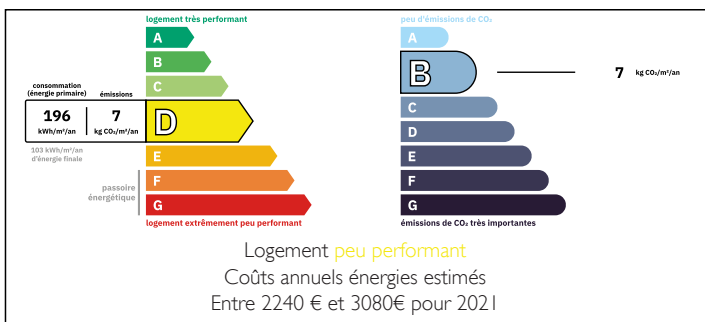
A house facing the river in a sought after village, this is a little gem of a property!

Montsoreau is known for its Sunday food market, it's monthly 'brocante' antiques market, its chateau, and a handful of good restaurants and cafés. The village has the label "Plus Beaux Village de France" and for good reason, with its myriad cobbled streets offering artisan shops and views of the Loire and to neighbouring Candés St Martin.

In the heart of the Loire Valley on the cusp of the 37 and 49 'départements' Montsoreau is easily accessible by road, and well served by train services (to Tours or Angers and on to Paris) and by air (Tours, Poitiers, Nantes). It sits between two good sized towns, Saumur and Chinon, both of which have all the shops and services you could need including hospitals,...



## ENERGY - DPE



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Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

### Ground floor

Entrance door from the pavement. On-street parking. (The house and road are much higher than the quay and don't historically flood.)

Sitting room : 5,2m x 5,3m = 28,4m<sup>2</sup>. Double glazed windows to the front facing the river. 2 modern electric radiators. Fireplace.

Kitchen : 5,3m x 3,3m = 17,6m<sup>2</sup> plus storage area and access to two wine cellars beneath the house. The professional kitchen equipment will be removed by the owner.

WC with disabled access 2,5m<sup>2</sup>.

### First floor

A large space with a central stairwell which could easily be divided into two bedrooms or left open-plan as a master suite with dressing and office. 5,4 x 5,2 = 28m<sup>2</sup> with two windows overlooking the Loire. Bathroom 2,3 x 2,3 = 5,4m<sup>2</sup> with bath, basin, WC and interior window.

### Second floor

A narrow space-saving attic stair is currently in place for access to the top floor. (This could eventually be replaced by a spiral staircase.) The second floor room (5,5 x 4,6 = 26,2m<sup>2</sup>) has a laminate floor, exposed beams, and a glazed door with safety barrier. A rear door opens on to a beautiful private sun-trap of a roof terrace, 4,3 x 4,6 = 20m<sup>2</sup>, with new flooring and a surrounding wall.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## LOCAL TAXES

Taxe foncière: **637 EUR**

Taxe habitation: **EUR**

## NOTES