

## Charming Renovated Stone House with Gardens, Outbuildings & Countryside Views near Saumur, Loire Valley



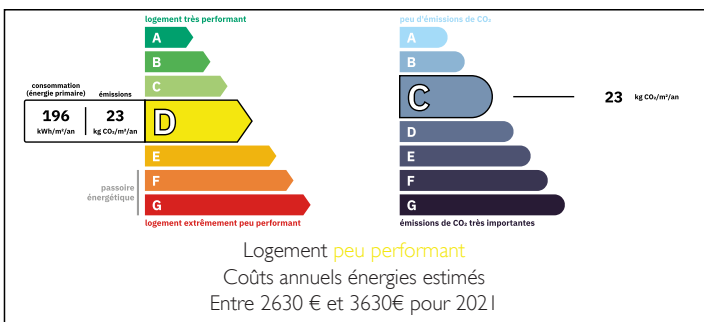
## INFORMATION

Town:	Les Trois-Moutiers
Department:	Vienne
Bed:	4
Bath:	2
Floor:	179 m <sup>2</sup>
Plot Size:	5000 m <sup>2</sup>

## IN BRIEF

A charming, tastefully renovated 4-bedroom stone house with outbuildings, set in 5,700 m<sup>2</sup> of beautiful, sun-filled gardens with roses and fruit trees. Offering 178 m<sup>2</sup> of living space, including a bright living room, characterful kitchen with original features, and a ground-floor en-suite bedroom, this romantic countryside home enjoys a peaceful south-facing setting just minutes from local amenities and within easy reach of Saumur and the Loire Valley châteaux.

## 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

Nestled in a tranquil and sunny setting in Les Trois Moutiers, close to Saumur, this beautifully renovated stone house exudes character, warmth, and timeless appeal. Surrounded by 5,700 m<sup>2</sup> of enchanting gardens filled with roses and fruit trees, the property offers an idyllic rural lifestyle with a truly romantic atmosphere.

The house spans approximately 178 m<sup>2</sup> and comprises seven well-proportioned rooms. At its heart is a spacious and light-filled living room of over 32 m<sup>2</sup>, perfect for relaxing or entertaining. The charming fitted kitchen retains its original tiles and features a stove, with a welcoming dining and seating area that opens directly onto the garden—ideal for enjoying indoor-outdoor living.

There are four bedrooms in total, including a convenient ground-floor bedroom with its own en-suite shower room. The home benefits from a south-facing aspect, ensuring plenty of natural light throughout the day. Heating is provided by a wood-fired boiler and a wood-burning stove, enhancing the cosy and authentic feel of the property. Double-glazed windows and traditional wooden shutters add to both comfort and charm.

The house is in good overall condition, having been carefully and thoughtfully restored by its current owners, who have preserved its original character while introducing tasteful modern touches throughout.

Located just minutes from Montreuil-Bellay and around 20 minutes from Saumur, the property enjoys easy access to a full range of amenities including a pharmacy, grocery shop, butcher, GP surgery, and supermarkets within a short drive. It is also ideally positioned for exploring the celebrated Loire...

## LOCAL TAXES

**Taxe foncière: 230 EUR**

## NOTES