

**\*Reduced from 179,500 to 148,000\* A deceptively spacious and secure 2-bedroom house in a quiet village.**



## INFORMATION

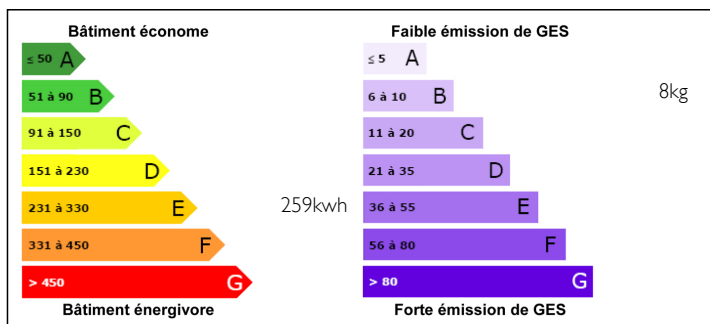
Town:	La Breille-les-Pins
Department:	Maine-et-Loire
Bed:	2
Bath:	1
Floor:	120 m2
Plot Size:	355 m2

## IN BRIEF

A lovely home, in the heart of a very popular area for tourism, which features 2 easily maintained gardens and potential to extend into 3 attics, perfect as a lock up and leave holiday home for a small family. The property is located 20 minutes from the Centre of Saumur with good access links to the A85, Tours is around 50 minutes away with its airport and TGV to Paris and Caen ferry ports is around 2 hours and 30 minutes away.



## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

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

The property offers a double garage with automatic doors, UPVC double glazing throughout with the windows to the front having electric rolling shutters and a new heat pump installed in November 2023. You will enter the property into a light entrance hall, to the right is a double bedroom (13m<sup>2</sup>) with access to the bathroom and to the left you will find a living room with a magnificent Prussian fire place and office. A functional kitchen (13m<sup>2</sup>) with utility room and W/C, leads to a sitting room with access to one of the gardens, a storage room and charming dining room (22m<sup>2</sup>) with a fire place and exposed beams. Access to a small cave and second garden can be made via the dining room and a staircase also leads a large attic bedroom. Outside there are two courtyard gardens of 35m<sup>2</sup> & 110m<sup>2</sup>, the larger garden has vehicle access via an automatic gate and has a terrace with a sunny aspect, perfect for entertaining guests.

-----

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

## NOTES