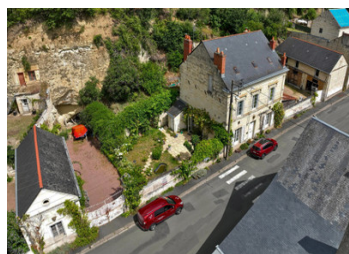


South of the Loire Valley, magnificent stone maison de Maître with terrace and garden. Close to amenities.



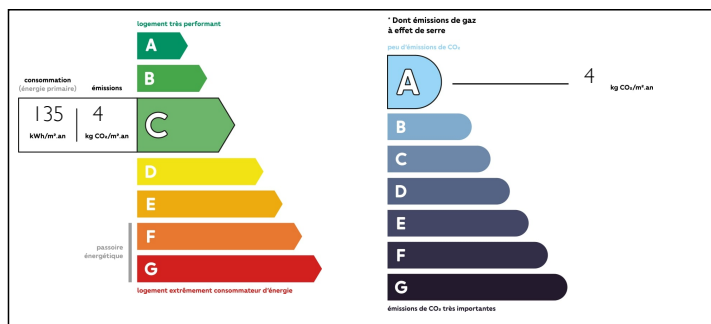
## INFORMATION

Town:	Fontevraud-l'Abbaye
Department:	Maine-et-Loire
Bed:	3
Bath:	1
Floor:	175 m2
Plot Size:	555 m2

## IN BRIEF

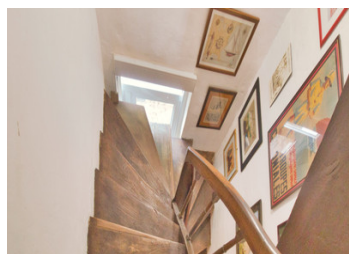
In a street a few hundred metres from the historic village centre of Fontevraud, come and discover this substantial house, whose garden and terrace, full of flowers, are sheltered from view by a wall and a gate. From the gate, a small path where cars can be parked leads to the cellar. To the left of this path, an outbuilding currently houses a workshop.

## 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

On the ground floor:

- an entrance 9 m2
- a living room 35 m2 with fireplace
- a laundry room 7 m2 with WC
- A dining room 17.5 m2 with access to the kitchen
- a semi-fitted kitchen 17.5 m2 with direct access to the terrace, the dining room and the corridor

On the first floor:

- a small landing leading to bedrooms and a bathroom
- a bedroom 17.5 m2 with access to another bedroom/office 17.5 m2
- a bedroom 28 m2 with direct access to the bathroom
- a bathroom 22m2 with bath, shower, double washbasin and WC, accessible from the landing and the main bedroom

On the 2nd floor:

- an attic 85 m2 on the whole with beautiful beams currently divided into three rooms, one of which is equipped with water inlets and outlets in waiting.

THE OUTBUILDINGS:

- a building divided into two rooms with an attic on top currently houses a workshop
- a cellar in the hillside

## LOCAL TAXES

**Taxe foncière: 483 EUR**

## NOTES

TECHNICAL POINTS:

- central heating by heat pump installed in March 2022
- thermodynamic hot water tank
- double glazing on all openings, burglar proof glass on the ground floor
- all connected to the sewage system
- fibre optics
- roof and walls in good condition

THE REGION:

The beautiful village of Fontevraud, known for its