

Beautiful house in the heart of historic village within walking distance of all amenities.

## EXCLUSIVE



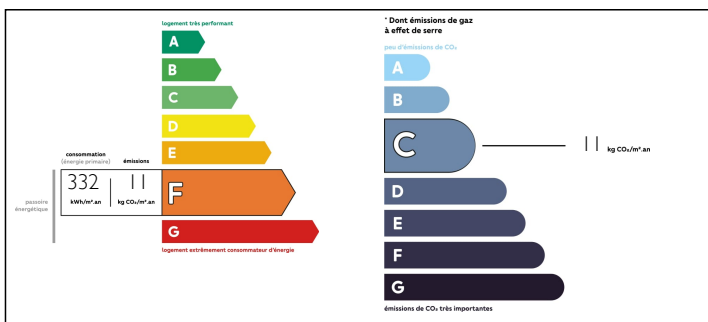
## INFORMATION

Town:	Fontevraud-l'Abbaye
Department:	Maine-et-Loire
Bed:	4
Bath:	2
Floor:	105 m2
Plot Size:	0 m2

## IN BRIEF

A rare opportunity to buy a beautiful character-filled house in the heart of the historic village of Fontevraud l'Abbaye. Situated close to the Royal Abbey and Modern Art Gallery, this stunning property, would make a lovely home with business potential for a B&B or small shop. Currently being run as a successful Salon de Thé with 1 chambre d'hôte, the accommodation is on four floors with 4 bedrooms, 2 bathrooms and a pretty roof terrace. Fontevraud l'Abbaye is a pretty, historic village which attracts lots of tourists and is also lively all year round. Within walking distance from the house you will find the village shop, bakers, pharmacy, hairdressers, school, bars and restaurants and the weekly market. Quick access to airports and railways is easy with Saumur (13km) and Chinon (15km ) nearby.

## 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.



## NOTES

## DESCRIPTION

### Ground Floor:

- Entrance hall with original tiles and a beautiful wooden staircase leading up to the floors above.
- To the right, a small non fitted kitchen ( 10m2 ).
- To the left, a living room ( 13m2 ) currently being used as a shop. This room has stone walls, tiled floor and original wooden beams.
- WC

### First floor,

- To the right, a dining room ( 11m2 ). This room has a lovely wooden floor and cupboard, stone wall, fireplace and double window with a little iron balcony.
- To the left, a bedroom (13.4m2 ), with wooden floor, beams and fitted cupboard. It has plenty of charm with a stone fireplace and double window with little iron balcony.
- En suite bathroom with shower cubicle, fitted vanity and wc. It also has a large double window with little iron balcony.

### Second floor;

- To the right, a bedroom ( 10;30m2 ) with fitted bookshelves and double window.
- To the left, a bedroom (15m2) with en suite bathroom. The bathroom has tiled bath and hand basin.

### Third floor ;

- Bedroom / sitting room under the eaves running the length of the house (18m2). It has 2 Velux windows and a door leading out on to a roof terrace with views of the village and Abbey.

### Outbuilding

Separate from the house, this is a small building currently being used for storage.

### The Area

In the lovely historic village of Fontevraud, known