

Located near Saumur: an elegant stone house with, 5 bedrooms, 3 shower rooms, garden and outbuildings.



INFORMATION

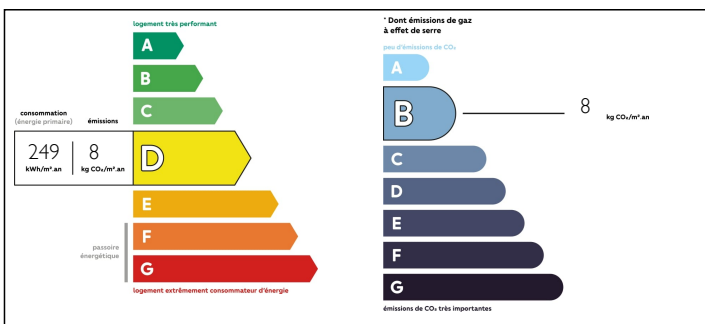
Town:	Brézé
Department:	Maine-et-Loire
Bed:	5
Bath:	3
Floor:	183 m ²
Plot Size:	125 m ²

IN BRIEF

12 kms (10 mins drive) from Saumur, in the commune of Bellevigne-les-Châteaux, this beautiful old stone house, located in the heart of the village, offers 183m² of living space on 3 levels. It consists of a space for a kitchen to be fitted, a living room of 40 m² with fireplace, master bedroom en suite, 3 further bedrooms and 2 bathrooms (one with bath and shower). A courtyard of 100 m² with out buildings, garage and a terrace of 25 m² complete this lovely property. Space, charm and calm are the key words for this house. The energy performances in D and B are a plus to save money. The house is heated by a heat pump. Family home to refresh and decorate to your own taste. Close to the Church of Saint-Vincent de Brézé and opposite the château, it benefits from all amenities nearby (bakery, school, pharmacy, transport, etc.).

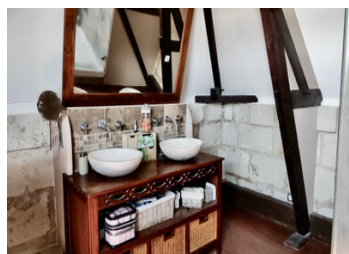


ENERGY - DPE



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

In Bellevigne-les-Châteaux (49260), a commune situated at 12 kms and 10 minutes south of Saumur and bordering the rivers Thouet and Dive, this lovely property is close to the Château of Brézé and the Church of Saint-Vincent of Brézé. A few metres away from the local shops (bakery, general store, pharmacy, pizzeria...), this charming house offers a living area of 183sqm.

This family home is composed:

On the ground floor:

- kitchen, to be fitted out and equipped according to your taste,
- a 40sqm living room with fireplace and large sliding doors opening onto a sunny terrace,
- a bedroom or office space with its own shower room and toilet.

On the first floor:

- 3 bedrooms,
- an independent toilet,
- a bathroom with shower and bath. This room could be converted into a master suite.

On the 2nd floor:

- a 40 sqm suite with shower and toilet.

A sunny courtyard not overlooked, an outbuilding, a garage and a cellar complete this property.

This house benefits from good energy performance (D and B) thanks to an economical heating system using a heat pump.

Bellevigne-les-Châteaux is a new commune, created by the merger of several communes: Brézé, Chacé and Saint-Cyr-en-Bourg. A rural and sparsely populated commune, it is attractive because of its proximity to Saumur.

The area offers its inhabitants the opportunity to go for a walk: in addition to the Château, a medieval vestige of the 16th century classified as a Historic Monument, the Canal de la Dive, the Marais de

LOCAL TAXES

Taxe foncière: 1109 EUR

NOTES