

Beautiful stone property in the heart of the Loire Valley.



## INFORMATION

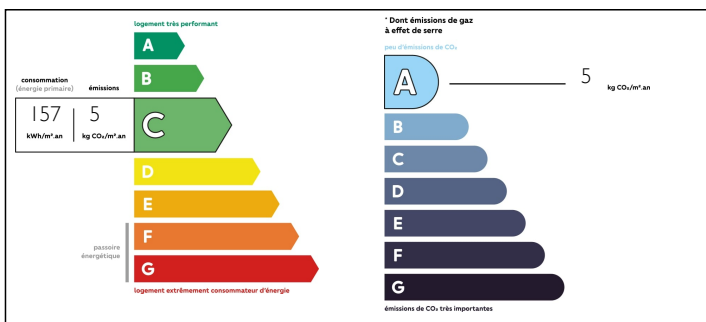
Town:	Épieds
Department:	Maine-et-Loire
Bed:	3
Bath:	2
Floor:	260 m2
Plot Size:	3340 m2

## IN BRIEF

A beautiful, detached stone house, full of character set in 3340 m2 of wooded land. Located in a peaceful village close to Fontevraud l'Abbaye and Saumur, this charming property with its shaded terrace and extensive gardens offers you a haven of calm. Plus this property has a separate little house ready for development.



## 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.



## LOCAL TAXES

**Taxe foncière: 1500 EUR**

## NOTES

## DESCRIPTION

The property in detail:

### Ground Floor

- Two front entrances leading into two beautiful, large and light reception rooms, 43 and 49m2 both with oak beams, stone walls and open fireplaces.
- Wooden stairs leading down into a large kitchen / dining area (49 m2) full of character with beams and large open fireplace.
- Off the kitchen: scullery, shower room and toilet.
- Beautiful, large, shaded terrace accessed from the kitchen

### First Floor

- Beautiful wooden staircase leading from one of the reception rooms up to a gorgeous mezzanine of 22m2 with oak beams and lots of charm. Perfect as a reading room or snug.
- 2 double bedrooms with wooden floors
- Beautiful master bedroom with wooden floor, fitted storage with oak doors and free standing bath.
- Bathroom with tiled shower and fitted sink
- WC
- Small dressing room

### The Outbuildings

- Large garage (50m2) with laundry and boiler room. This room has been finished to a high standard inside and would be easy to convert into a studio / apartment. There is an internal staircase with front entryway.
- The house has a recently fitted heat pump system and the roof is in very good condition.
- Extensive outbuilding (100m2) built over two levels with working oven, separate small garden and street entrance. Easy to convert, it would make a fabulous holiday gite.
- several very dry cellars, one of which is spectacular with its wine press, where a well with a new pump is located.