

Pretty Traditional Longere, in a lovely location. 2 Bedrooms, Large Gardens and potential to expand.

EXCLUSIVE



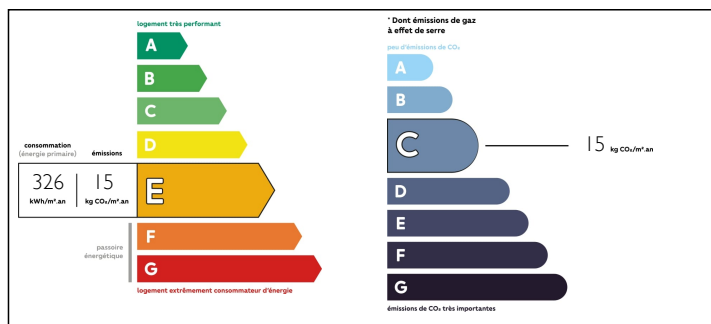
## INFORMATION

Town:	Vernoil-le-Fourrier
Department:	Maine-et-Loire
Bed:	2
Bath:	1
Floor:	84 m2
Plot Size:	4517 m2

## IN BRIEF

Situated in a lovely hamlet. The property is near Vernoil which has Schools, bars, restaurant, Boulangerie, Chemist and a Supermarket. Bourgueil is 15km away and the Loire and Beautiful town of Saumur is 25 minutes distant. Ideally placed to enjoy this fabulous part of the Loire Valley. Tours (50mins by car) has scheduled flights to Dublin and London Stansted as well as TGV links to Paris Montparnasse (55mins from Tours TGV). The car ferry at Caen is less than 3 hours by car.

## 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

This private property is in a small hamlet and is a large traditional longere farmhouse. Currently the accomodation is arranged as follows but could (with proper permissions) be extented to provide a very large home or create letting potentials.

The accommodation comprises a large Kitchen dining room, ground floor bathroom, separate WC and a very large sitting room with a woodburning stove. The stairs rise from here to the upstairs where there are 2 bedrooms and a WC.

From the sitting room there is access to the large garage workshop.

There are 2 substantial attics and they have excellent roof height so could possibly be converted into further accommodation. There are various other outbuildings.

The gardens extend to over 1 acre and are mainly lawn with mature trees and shrubs . There is woodland around the hamlet and this helps to create peaceful and pretty surroundings.

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

## LOCAL TAXES

**Taxe foncière: 526 EUR**

## NOTES