

Beautiful 2 bedroom stone cottage with studio, in the heart of the Loire Valley



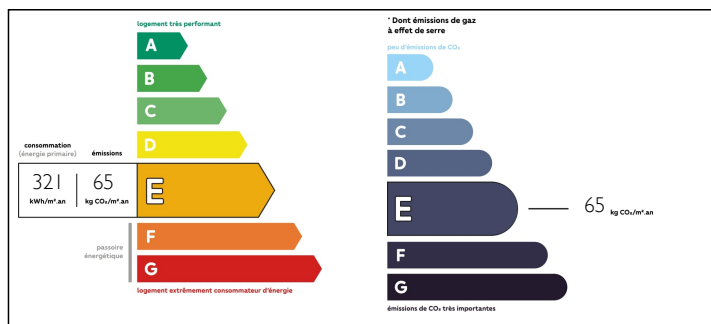
INFORMATION

Town:	Montreuil-Bellay
Department:	Maine-et-Loire
Bed:	2
Bath:	1
Floor:	108 m2
Plot Size:	574 m2

IN BRIEF

A gorgeous stone property situated in the heart of the Loire Valley. Just a few minutes from the chateau and centre of Montreuil-Bellay, this beautiful 2 bedroom home is ready for you to move in to immediately.

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

Ground Floor

The front door opens into the generous sized kitchen/diner (31m²) with hand crafted cabinetry and beautiful woodwork throughout.

A sitting room (23m²) with woodburner, a lovely large fireplace and views over the garden is off to the left.

A light and airy stairway to the first floor with large velux window.

First Floor

Two generous double bedrooms, family bathroom and third room ideal for a home office.

Bedroom one (16m²) has views over the garden, exposed beams and stone walls.

Bedroom two (15m²) is generously proportioned with exposed beams, hand basin and beautiful stonework.

A large family bathroom with bath/shower WC and separate sink unit completes the first floor.

To the rear of the garden is a large converted, two story barn (126m²), with windows, electricity and heating, suitable for a home studio or workshop. This fabulous space also presents the possibility for further development into additional accommodation.

Situated in a small hamlet, surrounded by fields and woodland, just 8kms from the centre of the popular, historical town of Montreuil-Bellay with its Chateau, shops, bars and restaurants. In addition the historical city of Tours is just over 1hrs drive with its airport and TGV train station

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

LOCAL TAXES

Taxe foncière: 811 EUR

NOTES