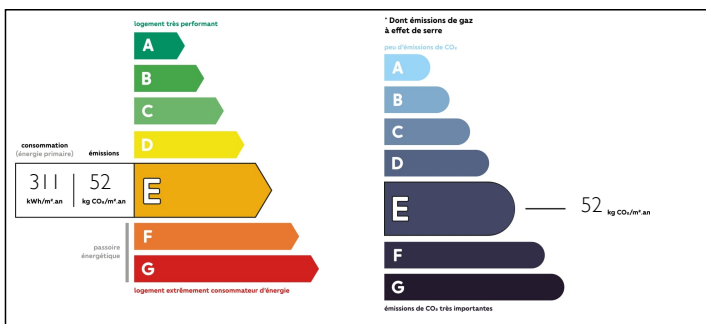


Lovely Loire Valley village townhouse with 4 bedrooms, swimming pool, summer house and barn.

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Jarzé Villages
Department:	Maine-et-Loire
Bed:	4
Bath:	2
Floor:	210 m2
Plot Size:	1694 m2

IN BRIEF

At the heart of this characterful house is the cosy sitting room, perfect for family dining or relaxing in front of the log-burning stove. The fully-fitted kitchen leads through to a lovely, light garden room. 4 bedrooms are arranged over 2 floors, which feel spacious and airy with wide corridors and storage neatly tucked into unused spaces. There is a WC and basin, plus a well-sized bathroom which enjoys glorious views over the garden and fields beyond. The tower staircase is impressive and features vaulted and beamed ceiling, slate and stone. A 'pressoir' has been beautifully renovated to create the summer house, with vaulted and beamed ceiling, kitchen / dining area and sauna with shower-room. The barn has a garage, workshop and garden storage, with potential to create a gîte or workshop. There is a well-maintained 'cave' accessible between the Pressoir and the terrace. The garden, pool and terrace boast un-spoiled...

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: 1023 EUR

Taxe habitation: 1106 EUR

NOTES

DESCRIPTION

A beautifully presented four-bedroom house with swimming pool ~ full of character and charm ~ located in the centre of a lovely Loire Valley village. Original features such as 'tomette' natural terracotta floor tiles, 'tuffeau' limestone, oak beams and William Morris wallpapers have been retained in good condition, giving the property a wonderful period feel. Whether as a spacious holiday home or flexible permanent residence, this characterful property is in good condition and ready to move into right away.

The house comprises:

Ground Floor:

Entrance hallway [1.7m²]

Sitting Room with log-burning stove [43m²] - 2 sets of patio doors opening onto the front rose garden.

Shower Room with WC & utility [4.3m²]

Fully-Fitted Kitchen [14m²]

Garden Room / Conservatory [6.5m²] leading to a terrace [16m²] and steps to the garden.

Corridor with under-stairs storage and fitted cupboard; Tower Staircase leading to:

1st Floor:

Corridor with built-in storage leading to -

Master Bedroom [18m²],

Bedroom 2 [18m²],

Bathroom [7.86m² over 1.8m ceiling height].

2nd Floor:

Corridor with built-in storage leading to -

Bedroom 3 [11m²],

Bedroom 4 [23m²],

WC with basin [1.8m²].

Outside:

Pressoir converted into a superb Summer House with bar and dining area, Shower room with sauna, WC [35m² total]. Two-room cellar [17m² total].

Large stone-built barn with 5 sections : 2 garages [35m² & 16m²]; 2 Stores [21m² & 9m²]; workshop