

Perfect little rural retreat

EXCLUSIVE



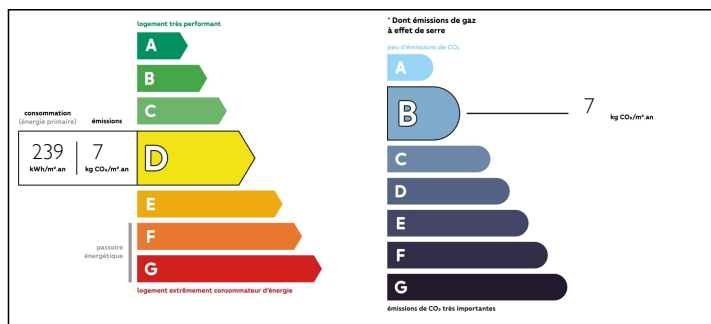
INFORMATION

Town:	Vaudelnay
Department:	Maine-et-Loire
Bed:	3
Bath:	1
Floor:	84 m2
Plot Size:	1248 m2

IN BRIEF

A beautiful purpose built home in the heart of the french countryside. 3 bedrooms, large open plan living space and large garden. This single story home enjoys glorious view to the front and rear across wonderful French farmland. Situated between the towns of Le Puy-Notre-Dame and Montreuil-Bellay, combined with the lovely French countryside, Vaudelnay could not be a better location for a second home, starter home or retirement retreat.

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

Beautifully appointed single story cottage in the heart of the Loire Valley. Just minutes drive From Montreuil-Bellay, le Puy-Norte-Dame and Doue la Fontaine, this home is in an ideal location.

Constructed in 2005, the house has everything for modern living. The interior includes, 3 generous bedrooms, a modern fully fitted kitchen, large open plan living space and a good sized shower room. To the rear of the property is a covered terrace leading on to a large garden, with a substantial barn/garage.

Stunning views abound to both the front and rear of the cottage over glorious countryside. This lovely home is in a peaceful rural location, but benefits from super connections to all the areas local towns and villages.

The Cottage

Entering the cottage you will find the large open plan living and dining space, with a beautifully crafted kitchen. The integrated garage is just a doorway from the kitchen, perfect for dropping off your shopping.

A short corridor leads onto the three bedrooms, shower room and separate WC completing the property.

Cosy, compact and fabulously located, a real gem in the Loire Valley.

The house has fantastic connectivity with fast broadband and satellite for all UK and international TV channels.

NOTES

Information about risks to which this property is exposed is available on the G  orisques website :