LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



BEAUTIFUL STONE HOUSE, 3 BEDROOMS, WITH A STUNNING PRIVATE GARDEN IN WALKING DISTANCE OF SHOPS AND SERVICES

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PROPERTY FACT FILE

REFERENCE	A37813CFI37
PRICE	€ 379,250 £ 0* *agency fees to be paid by the seller
BEDROOM	3
BATHROOM	2
ACCOMMODATION	177 m²
LAND	4796 m²
TOWN	Beaumont-en-Véron
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, House, Country House
CONDITION	
FEATURES	Mains drainage, Garage, Private parking

*Price based on current exchange rate which is subject to change





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- Walking distance to shops, schools and services
- 4 hours' drive from Paris, local train station
- 3 bedroom house in good condition, with barn
- Beautiful mature walled garden approx. 4500m2
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In the heart of the beautiful Loire Valley lies the pretty village of Beaumont en Veron, close to Saumur, Chinon and the Loire Valley castles, close to the Vienne and Loire rivers, it is ideally placed for a countryside bolthole or a family home.
Walking distance to schools, market, shops and medical centre, it is



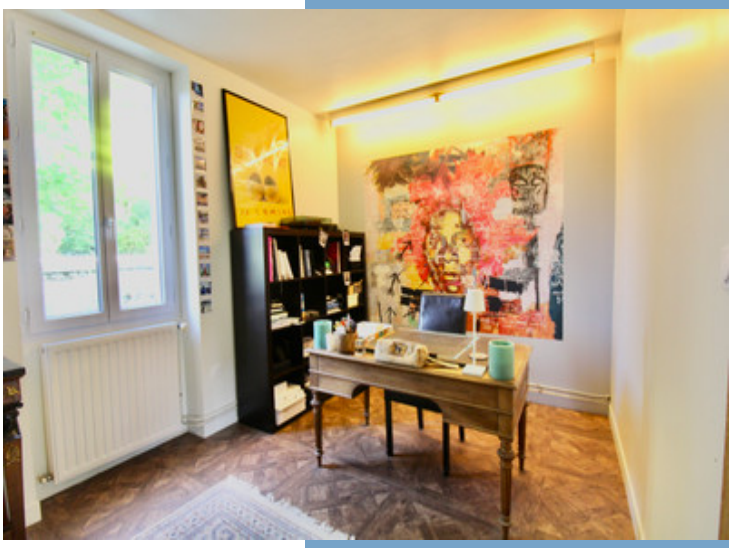
DESCRIPTION

The house comprises mostly ground floor living.

Spacious entrance hall area (5,1m x 3,9m = 20,5m2), leading directly into the open plan kitchen/dining room (7,1m x 3,7m = 26,4m2) which has a large kitchen island, and a window seat.

Off the entrance hall is a large family shower room (3,9m x 1,3m = 5,2m2) comprising double vanity unit, WC and shower.

To the left of he entrance hall is a classic French style living room with wooden parquet floor and exposed beams (6,8m x 5,9m = 40,6m2) it also has windows and a glazed door to the garden.



The master bedroom (3,4m x 5,3m = 18,3m2) and its private dressing room (3,4m x 3,9m = 13,4m2) are found to the left of the sitting room.

A further bedroom, currently used as an office, is to the rear of the sitting room overlooking the rear garden (2,7m x 5,5m = 15,2m2).

To the right of the house (beyond the kitchen diner) is a further ground floor bedroom (5,0 x 3,4 = 17,2m2) with a door and window to the front of the house. Leading through to a shower room (3,9m2) and a WC.

The barn (5,0m x 6,6m = 33,2m2), ideal for conversion, is currently accessed through the WC area, but has large wooden doors that open to the front garden. Stairs from the barn lead to a fourth bedroom (5,0 x 3,2 = 16,4m2) with shower and basin.



There is a further attic space which covers the length of the house, insulated but not converted.

Information about risks to which this property is exposed is available on the Géorisques website : https://www.geor...

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A37813CFI37

COMPLETE FILE AND PHOTO ON REQUEST

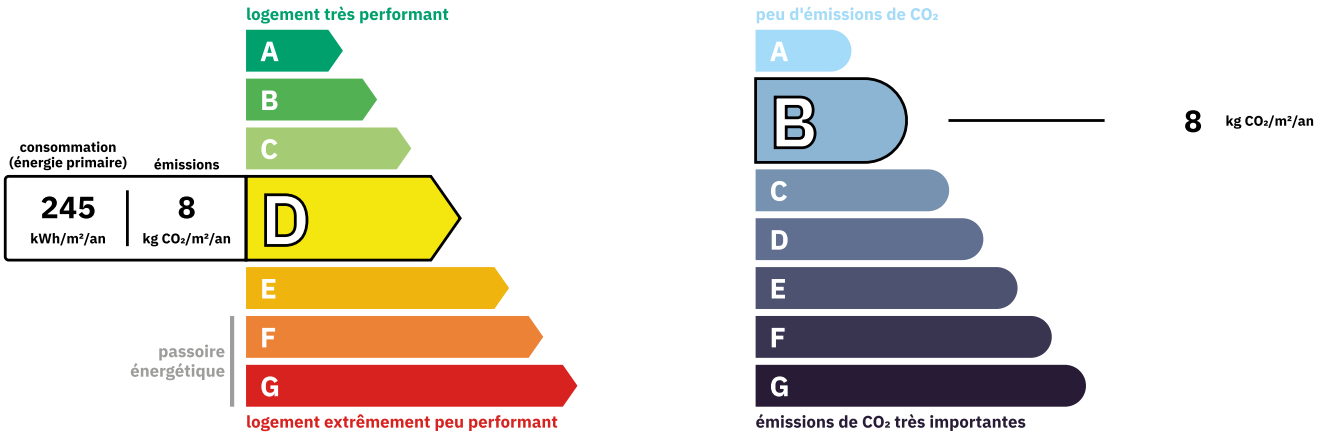
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ENERGIE-DPE

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



Property Poorly efficient
Estimated annual energy costs
between 3310 € and 4530€ for

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchangerates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

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3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

Réf :A37813CFI37
FILE COMPLETE AND PHOTOS ON REQUEST

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