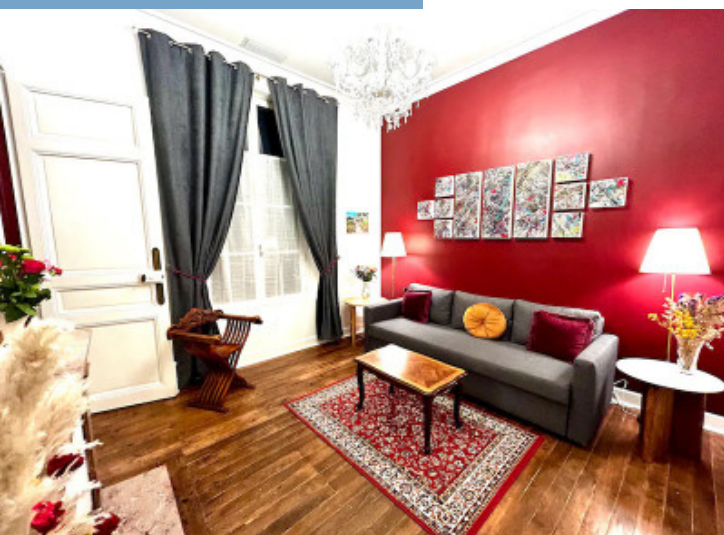




EXCEPTIONAL STONE HOUSE WITH  
APARTMENT, SHOP & BUSINESS PREMISES ON A  
QUIET STREET IN THE HEART OF SAUMUR

EXCEPTIONAL STONE  
HOUSE WITH  
APARTMENT, SHOP &  
BUSINESS PREMISES ON A  
QUIET STREET IN THE  
HEART OF S...



PROPERTY FACT FILE	
REFERENCE	A42084JCC49
PRICE	€ 575,000 £ 0* *agency fees included: 6 % TTC to be paid by the buyer (542 453 EUR hors honoraires)
BEDROOM	4
BATHROOM	2
ACCOMMODATION	225 m <sup>2</sup>
LAND	329 m <sup>2</sup>
TOWN	Saumur
DEPARTMENT	
LOCATION	Town property
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	
FEATURES	Mains Drains, High speed internet, Close to golf course
*Price based on current exchange rate which is subject to change	





- Town centre location
- Beautifully appointed throughout
- Business opportunity
- Fully furnished guest accommodation
- Garden

EXCEPTIONAL STONE HOUSE WITH APARTMENT, SHOP & BUSINESS PREMISES ON A QUIET STREET IN THE HEART OF S...

Ref : A42084JCC49

A rare opportunity to acquire a beautifully refurbished, stunning stone property on a quiet street in the heart of Saumur. Combining a main residence, independent fully furnished apartment, commercial premises, and future expansion potential, this exceptional home offers charm, flexibility, and modern comfort in the Loire Valley.

## DESCRIPTION

Situated on a quiet street in the hyper centre of Saumur, just a short walk from shops, schools, restaurants, and all local amenities, this beautifully refurbished stone house is a rare and highly versatile property combining elegant living, rental income potential, and business premises.

The property has been renovated to the highest standards, including a state-of-the-art reversible heating and air-conditioning system, all-new double-glazed windows, and a new roof, ensuring modern comfort, energy efficiency, and peace of mind. The second floor remains to be completed, offering an excellent opportunity to personalise the space and further enhance value.

### Property Layout & Features

#### Ground Floor – Self-Contained Apartment

Independent fully furnished one-bedroom apartment

Bedroom, bathroom, sitting room, and fitted kitchen

Direct access to a secluded courtyard garden

Currently run as a successful AirBnB rental with 5 star reviews, this apartment will come fully furnished with everything needed for the business. Ideal for rental income, guests, or multi-generational living

#### First Floor – Main Living Accommodation

Spacious and light-filled living and dining room

New, fully fitted kitchen

Bedroom with walk in closet

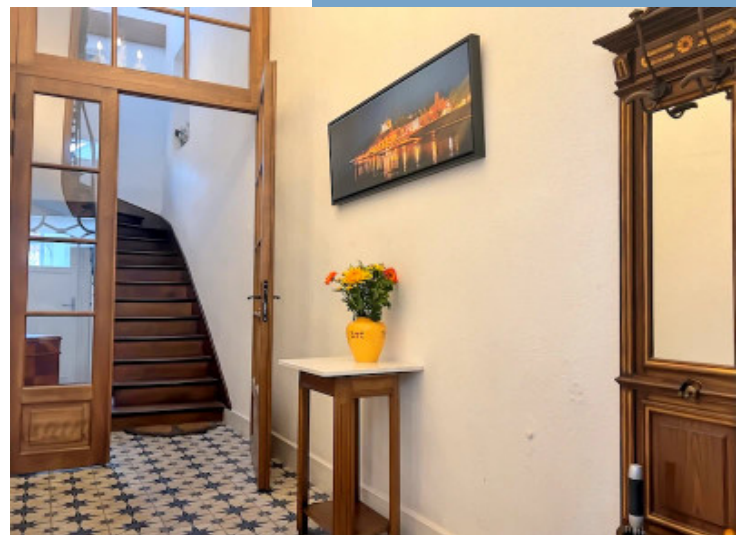
Bathroom and closet with laundry room space.

High-quality finishes throughout

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A42084JCC49>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

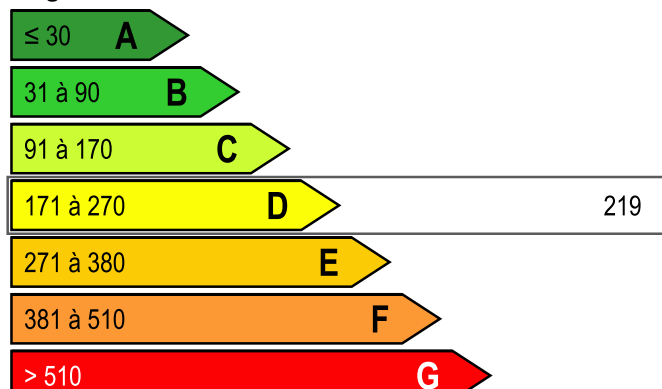
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## ENERGIE-DPE

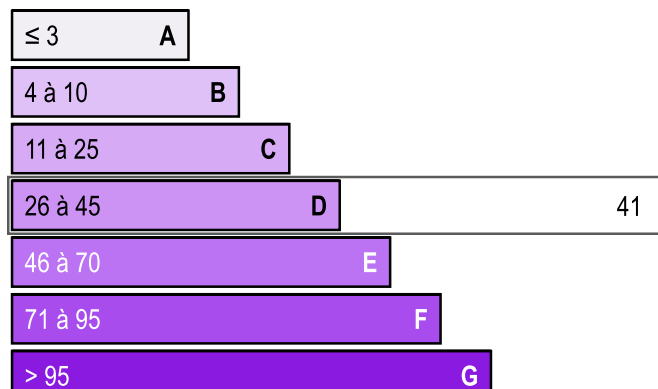
Information about risks to which this property is exposed is available on the Géorisques website :  
<https://www.georisques.gouv.fr/>

### Logement économe



### Logement énergivore

### Faible émission de GES



### Forte émission de GES

## NOTICE

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1: Quoted prices are subject to fluctuations in exchange rates. 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.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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 : A42084JCC49  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

**LEGGETT**  
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488  
E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE  
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)