

[Click to view MFH-LOR2063N](#)

Cottage By the river in Maine-et-Loire

Saumur, Maine-et-Loire, Loire Valley



€160,500

inc. of agency fees

2 Beds 2 Baths 90 sqm 120 sqm

This charming cottage property is in very good condition and is ready to use and enjoy. A great location for a holiday home for private and potential rental use.

At a Glance

Reference	MFH-LOR2063N	Near to	Angers	Price	€160,500
Bed	2	Bath	2	Hab.Space	90 sqm
Land	120 sqm	Pool	No	Land Tax	€700.00

Property Description

A short drive from the very popular bustling market town of Saumur this charming 2 bedroom cottage located on the north "levée" of La Loire is in a small village setting with easy access to the river. This property is in very good condition and is ready to use and enjoy. A great location for a holiday home for private and potential rental use.

THE ACCOMMODATION

An open plan style ground floor has a good sized fitted kitchen leading to the living room with focal fireplace and wood burner. Downstairs shower room and wc and direct access to the adjoining garage and utility area.

Upstairs we have walk in closet, 2 good sized double bedrooms, a bathroom with wc and 2 separate landing areas ideal for maybe an office or extra storage.

OUTSIDE

The property benefits from an easy to maintain front garden with a storage shed and parking area with electric gates. The integral garage has access to a small outbuilding with another small courtyard. Mains drainage and the majority of the windows double glazed (upstairs left to do if required).

ABOUT THE LOCATION

Located at the end of a cul-de-sac with steps up to the top of the levée and La Loire just the other side of the road with a slip way down to the banks of the river. The village setting adds the benefit of neighbours and amenities close by as well as the speed restriction of 50kph on the road that passes.

A charming cottage in a popular location. Priced to sell and unlikely to be around for long.

Environment & Surroundings

Near Airport/Ferries?	✓
Near to Shops?	✓
Near to Schools?	✓
Public Transport?	✓
Lake or River View?	✓

And Before You Ask

Exposure:	East
Year of Renovation:	2010
Condition:	Ready to move in
Heating System:	Electric radiators
Reason for selling:	Other
Condition of Roof:	Good condition
Drainage:	Connected to mains town system
Land Tax:	€700.00

Summary

Property type:	Village house
Bedrooms:	2
Bathrooms	2
Price	€160,500

Key Information

Year Built:	1800
Internal Area:	90 sqm
Land Area:	120 sqm
Floor:	2
How many Outbuildings:	2
Number of Fireplaces:	1
Has a Garden	Yes
Has Air Conditioning?	Yes
Has ADSL/Broadband?	Yes

Location: Loire Valley



Gallery







As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

Contact us on:

0845 123 5885 (UK only local rate) / **+44 (0) 113 216 4066**,
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

C. BAUER – Sunday Times

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

S. and L. BROWN

great service
fast transfers

send money abroad 24/7 excellent rates