



**Mature French village house, lots of room, high quality construction, peaceful setting, all commerce within 5 minutes.**

Just 5 minutes from 'la cite des roses' Doue la Fontaine is this delightful light traditional house, 4/5 bedrooms, marble and oak floors, a mature garden and plenty of space. Now in need of a little updating. In an active village, but within easy access of Angers both and Saumur, 30 minutes away.

Upon passing through the solid wooden gates, the first impressions are of a typical French house of its period: slate roof, gables, french windows, and a lovely mature garden and an over-riding sense of calm. The house is situated back from a quiet road in this old village with its own shop, renowned butchers, large church and school, just 5 minutes from the market town of Doue la Fontaine, 'the town of the roses' and the rose-growing centre of France.

Then you enter the house, and one word shouts at you - 'quality'. Marble floors through the main rooms downstairs, an elegant oak staircase and landing, which encircles the two storey hallway. The main living room, of 42m<sup>2</sup>, with french doors to two sides. There is provision here for a fireplace, which could provide a real feature. The doors at the back open onto a full width covered terrace looking across to the mature trees at the end of the garden.

There is a fully-fitted kitchen which probably could do with updating, again opening out onto the terrace. A further downstairs room, which has been used as a bedroom, but could equally well be an office or a formal dining room, which again has french doors opening onto the front garden. . . .

**Town:** Doue la Fontaine  
**Dept:** Maine et Loire  
**Plot size (m2):** 2732  
**Habitable (m2):** 157  
**Bedrooms:** 4  
**Bathrooms:** 1  
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