



**All the charm of the old with all the advantages of the modern. Beams and terracotta tiles, 10 mins to Saumur UNSECO Loire**

The ideal house for those looking for the charm of an old house with none of their problems. Only built in 1979, but internally using exposed beams, terracotta flooring, traditional fireplace and exposed stone. Result, an ideal compromise. Set just 150m above the fabulous river Loire in an historic . . .

**Town:** Saumur  
**Dept:** Maine et Loire  
**Plot size (m2):** 637  
**Habitable (m2):** 100  
**Bedrooms:** 1  
**Bathrooms:** 2  
**Agent:** Michael Riley

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**14270MY49.pdf** € 193 000

This house could be the best of both worlds, why? The house is modern with all the advantages that brings, low heating costs, minimal maintenance all in all fewer worries. On the other side it has been built using internally an older style of construction, giving the house the style warmth and feel of a much older home. The gardens have carefully laid out to give the maximum privacy to the house and garden. It is on a small well maintained modern estate but once you are in the garden you would not know.

And that is just the start of the advantages, located on the edge of one of the best known Loire-side villages, Cunault, with its famous abbey, it is just 10 minutes to both Saumur and Doué la Fontaine 'la cité des roses'. The vibrant city of Angers is close by, and the transport links are excellent. Unmissable!



**Grand Ouest**

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