

Large detached family home in the centre of Chaze Henry



INFORMATION

Town:	Ombrée d'Anjou
Department:	Maine-et-Loire
Bed:	4
Bath:	1
Floor:	140 m2
Plot Size:	1182 m2

IN BRIEF

A detached 5/6 bedroom home situated in the centre of the small village of Chaze Henry is in excellent condition and ready to move in to. Included is a garden of over 1/4 acre that has permissions to build another house, if required. It is within 10 minutes of the nearby town of Pouance and 15 minutes to the larger towns of Segré and Chateaubriant.



ENERGY - DPE



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Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

A large family home situated very close to the centre of Chateaubriant spread across three floors offering 5/6 bedrooms in a total habital space of 165m².

The ground floor is comprised of:

- + Dining Room of 30m² with external door to the front of the property
- + Lounge of 18m² with external door to the side of the property
- + Fitted kitchen of approx 24m² with farmhouse style kitchen units on two walls and plenty of space for a kitchen island or additional dining table. There is an external door to the parking at the side of the property.
- + Utility room adjacent to the kitchen
- + Shower room/WC
- + Separate WC

First floor

- + Bedroom 1 of approx of 10m² overlooking the front of the house
- + Bedroom 2 of 10m² overlooking the front of the house
- + Bedroom 3 of 14m² overlooking the front of the house
- + Bedroom 4 of 19m² overlooking the side of the house.

All the bedrooms are in good condition with only minor decorating required. Each of the bedrooms has carpets to the floor under which are the original wooden floors.

Second floor

Is the original attic/loft previously used as additional bedroom spaces:

- + Bedroom 5 of 24m²
- + Bedroom 6 of 12m²

Accessed from either the kitchen or externally is a large cellar divided into two sections used for storage.

LOCAL TAXES

Taxe foncière: 930 EUR

NOTES