



Ref: A14311 Price: 152 600 EUR

agency fees included: 9 % TTC to be paid by the buyer (140 000 EUR without fees)

Large detached family home in the centre of Chaze Henry



INFORMATION

Town: Ombrée d'Anjou

Department: Maine-et-Loire

Bed: 4

Bath:

Floor: 140 m2

Plot Size: 1182 m2









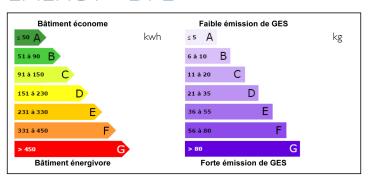




IN BRIEF

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



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

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.





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LOCAL TAXES

Taxe foncière:

930 EUR

NOTES

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 I of approx of I0m² overlooking the front of the house
- + Bedroom 2 of 10m² overlooking the front of the house
- + Bedroom 3 of I4m² 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 I2m²

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