

A 5 bedroomed home in the centre of the village of Valanjou

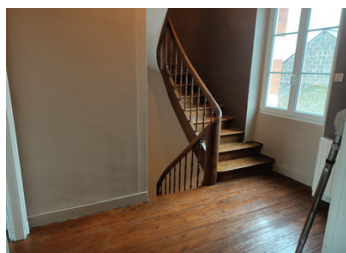


## INFORMATION

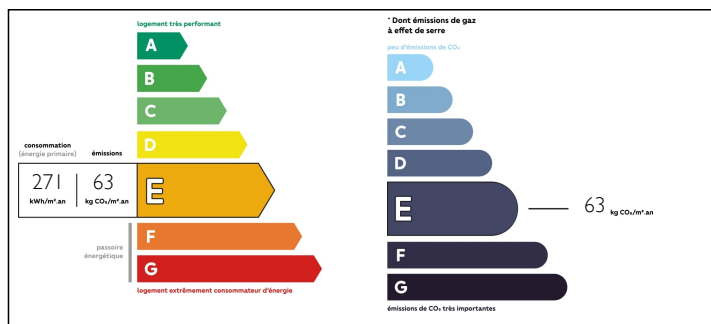
Town:	Chemillé-en-Anjou
Department:	Maine-et-Loire
Bed:	5
Bath:	2
Floor:	135 m2
Plot Size:	406 m2

## IN BRIEF

A pleasant nicely renovated house consisting of five bedrooms, large lounge and fitted kitchen. There are numerous outbuildings that can be renovated if required. The large enclosed garden provides total security for this village property.



## 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.



## DESCRIPTION

On entering the house you will find hallway with stairs to the first floor.

Straight ahead is the kitchen and on the left the large lounge.

On the first floor you will find two bedrooms, one being the master bedroom with its own bathroom.

The second floor has a further three bedrooms.

The outside area can be accessed through the large archway into the garden where on the left you will find garage and workshops areas. Ahead of you is the main enclosed garden and then to the right additional outbuildings and great cellar where you will find the heating system.

The room measurements can be seen on the floor plan document

The house is located 11 km from Chemillé, and 37 km from the centre of Angers.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## NOTES