

Exceptional 2 bedroom village house with courtyard garden in the centre of Marigné.



INFORMATION

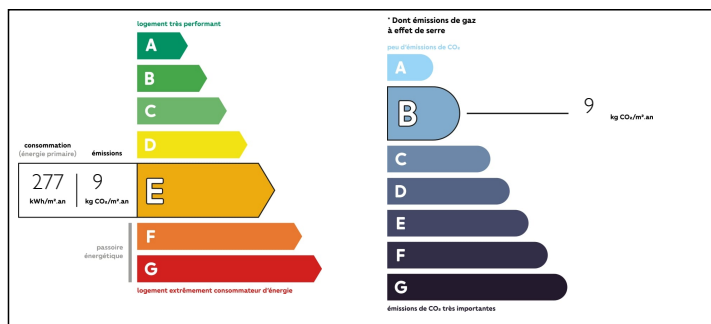
Town:	Les Hauts-d'Anjou
Department:	Maine-et-Loire
Bed:	2
Bath:	0
Floor:	120 m2
Plot Size:	150 m2



IN BRIEF

House which has been fully renovated with charm and taste. It has exposed timbers and stone throughout with large living spaces on two floors. Outside is a beautiful and very private courtyard and access to the stone outbuildings which are suitable for conversion. Situated in a beautifully quiet village environment and close to the amenities of Chateaufort sur Sarthe.

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

This charming village house was completely renovated in 2019 with immense charm and taste blending the original features of this old village property with modern day living.

On the ground floor:

- + Large open plan kitchen/dining room with contemporary fitted kitchen and fireplace
- + Large living room with traditional woodburner
- + WC
- + Utility room to the rear that could be transformed into additional living space if required

The original staircase leads to the first floor where there is:

- + Bedroom 1
- + Bedroom 2
- + Large bathroom with contemporary fitted units

A large loft area (of approx 50m² is accessed via the stairs from the first floor. This could be converted to provide for additional living space if required.

Outside there is a glorious courtyard of approx 150m² ideal for private outside dining, rest and relaxation. Opening out onto this courtyard are the stone outbuildings that could be converted into workshops or areas for storage.

All in all it is a beautiful property with no works required in a lovely quiet village well connected to the local towns.

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

NOTES