

2 bedroom townhouse with large garden, on edge of pretty Anjou village

EXCLUSIVE



INFORMATION

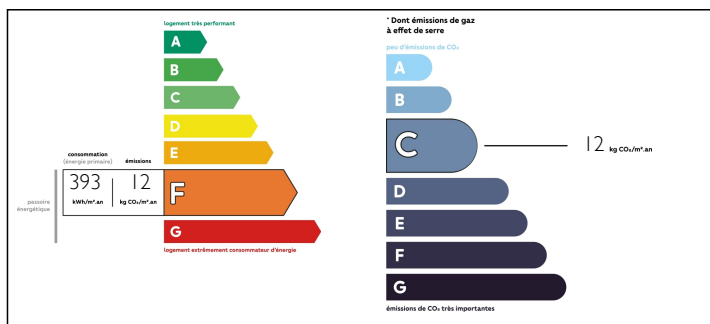
Town:	Mouliherne
Department:	Maine-et-Loire
Bed:	2
Bath:	1
Floor:	95 m ²
Plot Size:	520 m ²

IN BRIEF

2-bedroom townhouse, with garden, stone outbuilding, cave and well. In a pretty village with shops and restaurants. 9 km from both Noyant and Vernantes, with supermarkets, schools, and colleges. 14 km to historical town of Baugé, with its 15th century château, Hôtel-Dieu and Apothicary's and golf course. Saumur 30 km, Angers 53 km (city with TGV station), Tours 60 km (city with TGV station and international airport). This would make a charming home, or a lock-up and leave holiday house.



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.



LOCAL TAXES

Taxe foncière: 710 EUR

NOTES

DESCRIPTION

Most of the renovation has been completed (downstairs floor, windows, roof redone in slate 10 years ago), with scope for the new owner to finish the interior to their taste.

This ancient cottage is full of character, with large exposed beams and terracotta tiles. In addition to the fireplaces, there are newly fitted electric radiators.

Ground floor

KITCHEN/DINER (21 m²), with stable door to garden

LOUNGE (25 m²), with feature stone fireplace and wood stove, cupboard

First Floor

LANDING (12 m²)

BEDROOM 1 (17 m²), with feature stone fireplace

CORRIDOR (2.3 m²)

BEDROOM 2 (10 m²)

BATHROOM (8 m²), with doors from the corridor and bedroom 1

The attic could be converted to give extra accommodation (floor area almost 50 m²), with of course the requirement to put in a staircase.

Outside.

Stable door from kitchen leads up 3 steps into small courtyard area, this then opens out into a garden with stone outbuilding (with corrugated cement board roof), cave and well. The garden is mainly laid to lawn with a selection shrubs and trees.

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