

Chocolate box cottage in pretty village, with large gardens

EXCLUSIVE



INFORMATION

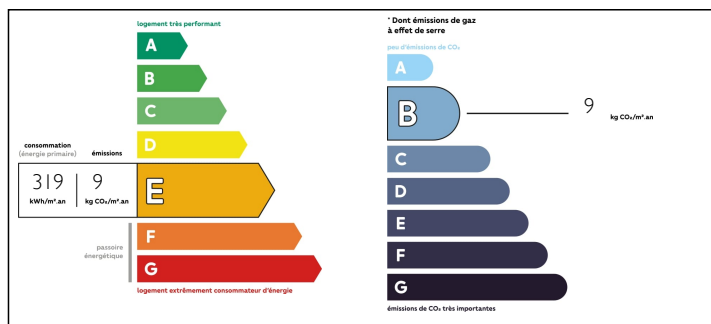
Town:	Mouliherne
Department:	Maine-et-Loire
Bed:	1
Bath:	1
Floor:	66 m ²
Plot Size:	2199 m ²

IN BRIEF

Characterful cottage, with open plan layout downstairs, opening onto large private garden with garage/shed. Busy village with restaurants, bakery and grocery store, set in beautiful countryside. 9 km from both Noyant and Vernantes, with supermarkets, schools, and colleges. 14 km from historical town of Baugé, with its 15th century château, Hôtel-Dieu and Apothecary's and golf course. Saumur 30 km, Angers 53 km (city with TGV station), Tours 60 km (city with TGV station and international airport).

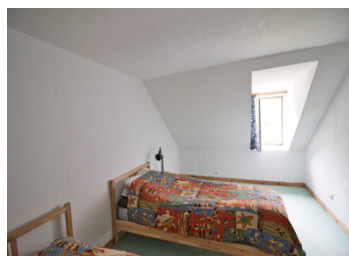


ENERGY - DPE



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: 144 EUR

NOTES

DESCRIPTION

The cottage has been partially renovated, with new kitchen and shower-room, tiled floors, insulated walls and most windows double-glazed - but the thick walls, old beams and fireplace retain the history and character of the property.

It is connected to mains water and drains, and fibre broadband is available.

The cottage is in a small lane at the edge of the village, just 350 m from the centre.

The front door opens into a large SITTING ROOM (25 m²), with open fireplace, circular staircase to first floor, and French windows opening into the garden.

An open doorway leads into the KITCHEN/DINER (22 m²), fully fitted, with fireplace.

Off the kitchen is the SHOWER ROOM 4.1 m²), with shower, basin and macerator WC.

Upstairs there is a small LANDING, leading into a ROOM (10 m²), which in turn leads into the BEDROOM (9 m²) with dormer window.

There is a large amount of land with the property, partly garden and part wild with well-established trees.

The property is well worth a visit if you are looking for a small, charming property brimming with character in a village setting.

For those needing more space, the adjoining property is also for sale: <https://www.frenchestateagents.com/french-property-for-sale/view/A23559ELE49>

Information about risks to which this property is exposed is available on the Géorisques website :