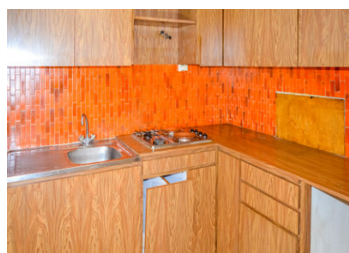
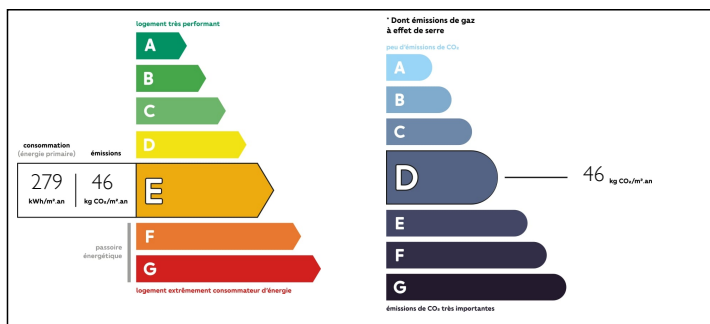


Four-bedroom house, 130 m , with enclosed garden of 251 m .

EXCLUSIVE



ENERGY - DPE



INFORMATION

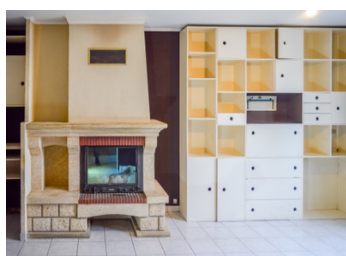
Town:	Cholet
Department:	Maine-et-Loire
Bed:	4
Bath:	2
Floor:	130 m2
Plot Size:	321 m2

IN BRIEF

6 rooms, 4 bedrooms (1 ground floor), kitchen, 2 bathrooms, wc, veranda Entrance hall, vestibule, garage, attic, cellar, parking for 4 cars East-facing Good light, open views, quiet location Attached on 1 side Good condition, in need of updating, ECD E, GHG D Double glazing, electric shutters Gas central heating, fireplace, mains drainage Half-façade in stone, building and roof in good condition Fibre, 4G Garage with remote automatic opening Beautiful entrance hall, tiled and parquet flooring, through living room Ceilings and walls in need of refurbishment, floors in good condition, partial insulation Shops, schools, doctors, vet, retirement home, park, swimming pool and ice rink nearby Bus stop line 4 (city centre), Lycée Europe, boulevard circulaire within walking distance Estimated annual energy costs for standard 5-use housing (heating, domestic hot water, air conditioning, lighting, auxiliaries) between €1,750 and €2,368 per year. Average energy prices indexed to 01/01/202

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: 1777 EUR

NOTES

DESCRIPTION

Charming town house 130 m², 111 m² Loi Carrez, 321 m² walled garden

Situated on a large tree-lined square in a very quiet area, with uninterrupted views

A stone's throw from Lycée Europe and Boulevard de Richelieu

Shops, all-section schools, retirement home, doctors, vets, very close by

Parc de Moine, swimming pool and ice rink just down the road

Line 4 to the city centre

This unpretentious residence is characterised above all by the charm and tranquillity it exudes, as well as by the originality of its unique half-façade of exposed stone. Despite being more or less the same size as the other houses in the area, its two-storey living space is impressive. So much space!

What's more, this property has real potential for development and improvement, with a few changes to the interior and exterior layout. This is the family home par excellence, which can also accommodate a part dedicated to the exercise of an independent profession, or even a craft.

It's all the more attractive because it's located on a large tree-lined square that can accommodate a large number of vehicles without the need for paid parking. Three or four cars can park right in front of it without any difficulty. There's no need to manoeuvre to park and no problem finding a space nearby.

Apart from the street façade, this house is only semi-detached on one side. The other two overlook the garden. A wicket gate gives direct access from the property to the street.

The house...