

Beautifully presented family home with 3 bedrooms close to Chateaubriant



INFORMATION

Town:	La Chapelle-Glain
Department:	Loire-Atlantique
Bed:	3
Bath:	3
Floor:	120 m2
Plot Size:	1208 m2

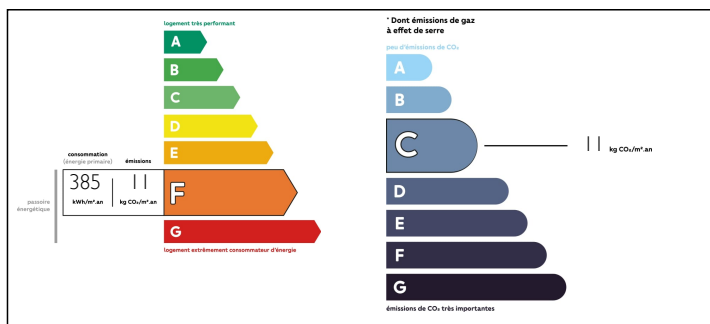


IN BRIEF

A traditional stone cottage with original features throughout and plenty of family living space situated in a quiet hamlet close to the village of La Chapelle Glain and the larger towns of Chateaubriant and Ancenis.



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: 435 EUR

NOTES

DESCRIPTION

This beautiful, traditional stone cottage has been lovingly renovated to provide a very comfortable family environment in a beautifully quiet hamlet close to Chateaubriant

On the ground floor it is comprised of:

- + Lounge/dining room (approx 25m²) with wood burner, exposed beams and tiled floor and plenty of space for a large dining table and lounge furniture.
- + Lounge (approx 18m²) with wood burner
- + Fitted kitchen
- + Downstairs shower room with WC

Upstairs

From the stairs in the first lounge/dining room:

- + 2 bedrooms
- + Office/hobby room
- + Bathroom/WC

From stairs in the second lounge

- + Master bedroom
- + Bathroom/WC

All the rooms are very well decorated and presented and benefit from exposed timbers and good natural light.

To the rear of the dining room/lounge is a door to the rear garden. Here there are the covered areas forming a shaded area for outside dining and relaxation. In addition there is a large workshop and garage.

The garden is also well presented with large grassed area and easy to maintain garden overlooking the countryside to the rear.

The property has been exceptionally renovated and maintained with no immediate works envisaged.

The local village of La Chapelle Glain is a couple of minutes drive. Here you will find the village shop, bar