

2 small houses renovated to excellent standard. Each property with 2 bedrooms, lounge, kitchen, shower room, workshop and parking areas. Within walking distance to town. Perfect holiday...



INFORMATION

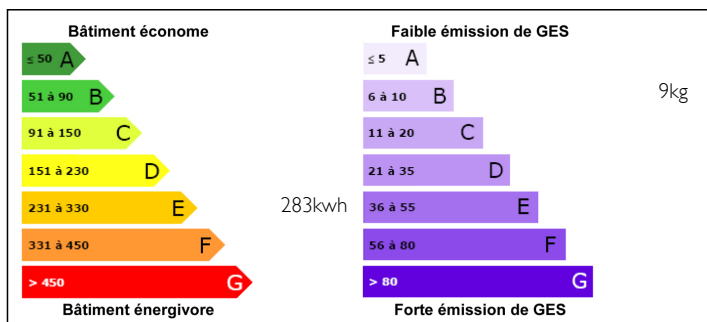
Town:	
Department:	Maine et Loire
Bed:	4
Bath:	2
Floor:	130 m2
Plot Size:	368 m2



IN BRIEF

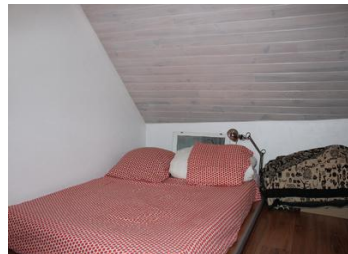
2 Houses renovated to excellent standard within last two years. Property 1 comprises two double bedrooms, open plan living, dining and kitchen space. Shower room and separate toilet. Mezzanine leading to bedrooms. Workshops and parking area and courtyard. Property 2 - Ground floor apartment with 2 bedrooms, lounge, kitchen and shower room. Parking and small garden. Currently rented at 380 euros p.m. Can be connected to make one large property. Perfect for a lock up and leave holiday home. Opportunity to rent apartment and live in main house. within walking distance of town,

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

Two houses offering huge potential for a holiday home, residential and rental or rent out both properties. Renovated to exceptional modern standard in last two years cleverly using all possible space within each property.

Property 1 - 66m² comprises

Open plan living space with dining area and fully fitted kitchen,

Shower room and separate toilet.

First floor comprises mezzanine area with velux window leading to two double bedrooms.

Externally, a workshop/studio and two small brick storage sheds enclosing a small courtyard and a parking area.

Perfect for a holiday home or starter family home. It is possible to connect both property to make one large family home.

Property 2:

Ground floor apartment renovated again to an exceptional standard. 56M². Open plan living/dining area, fitted kitchen, shower room and separate WC. There are two bedrooms. Good sized utility room for this property attached. Currently rented at 380 euro per month.

LOCAL TAXES

Taxe foncière: 800 EUR

NOTES