

Renovated stone longère with two bedrooms and outbuildings overlooking the local town of Pouancé on Mayenne/Maine et Loire border



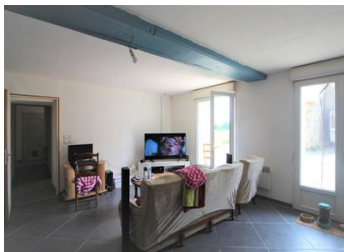
INFORMATION

Town:	POUANCE
Department:	Maine et Loire
Bed:	2
Bath:	2
Floor:	85 m2
Plot Size:	2708 m2

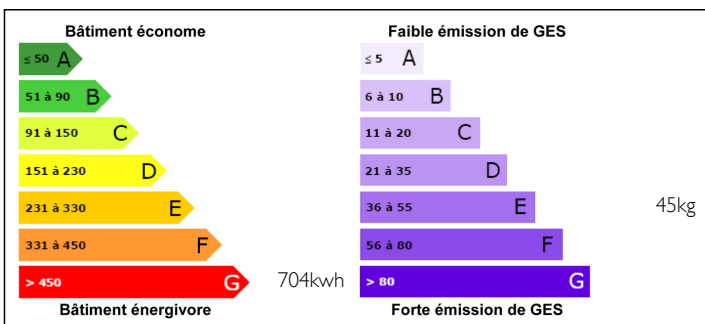


IN BRIEF

Renovated stone longère in quiet location currently with two bedrooms with the potential to create a gite from the ancient bakers cottage and a further outbuilding to use as a gite. A nice easy to manage 0.5 acre plot of land is included



ENERGY - DPE



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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

On the edge of the town of Pouance, just a couple of minutes away by car

All accommodation is situated on the ground floor and it is immediately habitable with the potential to expand the existing accommodation within the property if required

- + Fitted kitchen (approx 20m²)
- + Lounge/dining room with conforming wood burner (approx 36m²)
- + Bedroom 1 (approx 16m²)
- + Shower room
- + Master bedroom (approx 18m²) with ensuite bathroom
- + WC

The property has been renovated to a high standard with a new electrical installation, conforming fosse and a new roof.

In addition to the main house there are also two further outbuildings:

- + Bakers cottage - with the internal remains of the bread oven and the possibility to create an independent gite/apartment. This is connected to mains water and electricity.
- + Stone barn previously used for animals and now used for storage and workshop space. Has the potential for habitation.

And surrounding the property is about 0.5 acres of garden laid to grass and fenced.

Ideally situated close to the market town of Pouance with it's shops and amenities and additionally close to the main link road that joins Angers to Rennes.

LOCAL TAXES

Taxe foncière: **750 EUR**

NOTES