

Well presented 3 bedroom house situated on the edge of the town of Pouance



INFORMATION

Town:	POUANCE
Department:	Maine et Loire
Bed:	3
Bath:	1
Floor:	89 m2
Plot Size:	2637 m2

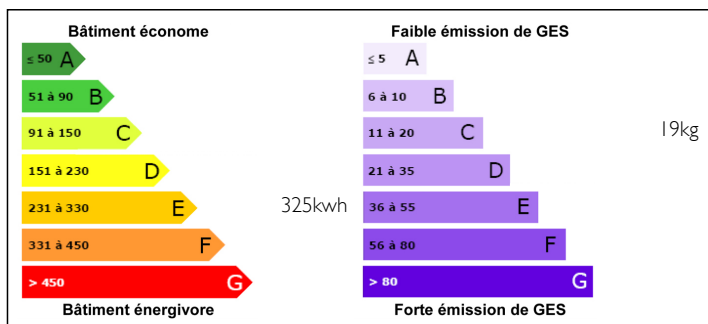


IN BRIEF

Situated on the edge of Pouance close to all amenities this house has 3 bedrooms, large, well lit living room and fitted kitchen sitting within over half an acre of land.



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

Traditional house with all the accommodation on one level comprising:

- + Entrance Hall
- + Fitted kitchen
- + Large lounge (approx 26m²) with fireplace
- + 3 bedrooms (sizes approximately 12m², 9m² and 9m²) all to the rear of the property
- + Shower Room
- + Separate WC

Stairs lead from the rear of the entrance hall down to the cellar area that has side access for garage parking, workshop and separate wine cellar all within an area of approx 90m².

The house is heated by wood burning fire in the lounge and electric radiators in each of the rooms. The house is also connected to mains drainage. Having been successfully rented for some time the property is in excellent condition with no work required.

Accessed from the living room is the south facing terrace with BBQ, driveway and garden to the front and a large grassed garden area to the rear.

Situated within a few minutes of the centre of Pounce and within 15minutes of Chateaubriant there is plenty of easy access to shops and amenities.

LOCAL TAXES

Taxe foncière: **867 EUR**

NOTES