

2 stone cottages, with games room, pool and outbuildings

EXCLUSIVE

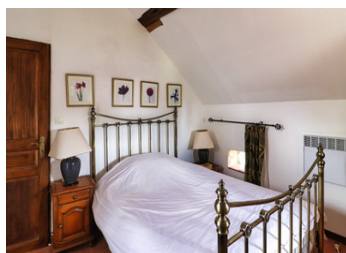


## INFORMATION

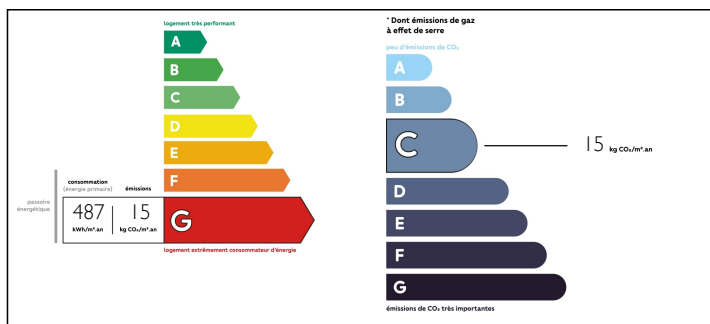
Town:	Baugé-en-Anjou
Department:	Maine-et-Loire
Bed:	5
Bath:	3
Floor:	215 m2
Plot Size:	5114 m2

## IN BRIEF

Main house with 3 bedrooms and 3 bathrooms, separate gîte, attractive in-ground pool, games room and outbuildings - on large plot of attractive land. In small hamlet, just 8 kms from pretty market town Baugé. Saumur and Angers 35 km and 50 km. 70 kms to Tours airport with regular flights to the UK, 3 hours to ferry ports.



## 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: 700 EUR**

## NOTES

## DESCRIPTION

This property provides the perfect venue for large gatherings - or as a family home with gîte. It has been renovated keeping traditional features such as exposed stone and beams. Double glazing, sound roofs. Heated via wood burner and electric radiators. Both houses require work to improve the energy efficiency rating, and one of the septic tanks requires some work to make it conform.

### MAIN HOUSE

Downstairs

Sitting room (23.5 m2)

Kitchen (13.5 m2) fitted

Dining room (16.8 m2)

Bedroom 1 (20.7 m2)

Bathroom (14.5 m2)

Passage (1.2 m2)

Upstairs

Bedroom 2 (8 m2)

Bedroom 3 (11 m2) with ensuite shower room

Family room (25 m2)

### GUEST HOUSE

Downstairs

Living room

Kitchen/dining room

Shower room

Bedroom 1

Upstairs

Bedroom 2

### OUTBUILDINGS

Games room with 2 mezzanines

Garage

Agricultural hangars providing covered areas for table tennis, boules etc

Garden with in-ground pool (new pump and liner)

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>