

5/6 bedroom house (216m) with a ground floor business premises (126m) and garage in the centre of Cholet



INFORMATION

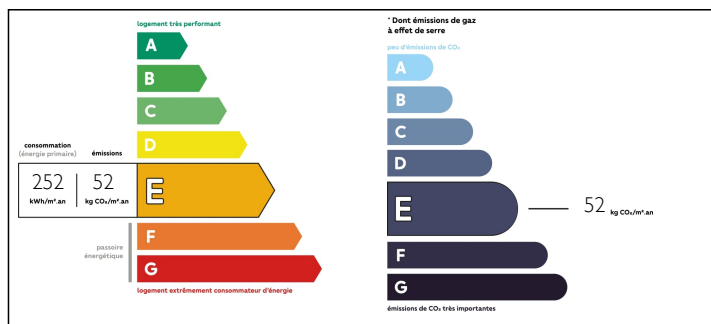
Town:	Cholet
Department:	Maine-et-Loire
Bed:	5
Bath:	3
Floor:	346 m2
Plot Size:	243 m2



IN BRIEF

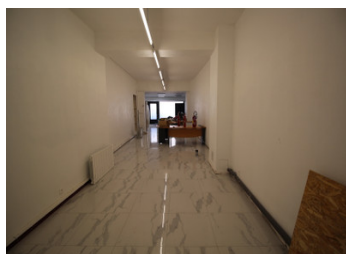
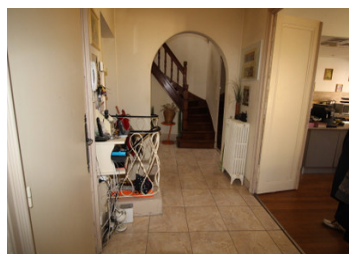
Fantastic opportunity for large family home and business if required in the centre of Cholet. The spacious layout of the property Provides 4 bedrooms , as well as social areas and games rooms which could be used as further 2 bedrooms The private rooftop patio with the workshop and large garage large enough to park five cars in addition to the business premises offering a front window access to the street

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.



NOTES

DESCRIPTION

Located in the centre of Cholet, Providing easy access to all forms of transport in and out of the area.

This property is truly a hidden gem. From the street all that is visible is the business shop window (currently not active) but behind the front door the property opens up to a spacious family home.

The current owner has maintained the character features of the property especially in areas such as the stained glass windows, the open plan kitchen and dining room area provides a great family space ideal for social interaction.

The rooftop patio provides open private space with a workshop to the rear.

The business premises can be divided from the main property thus providing the opportunity to operate your own business or to rent to another business or to sell if not required.

The garage is extensive, easily providing space for up to five cars plus other household storage.

To the front of the property there is plenty of paid parking for potential clients to the business as well as a large car park within one minute walk.

Access to local schools, universities and commerce are within walking distance or a few minutes' drive from the property.

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