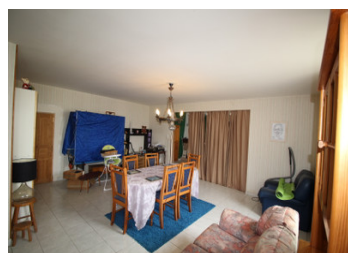


Large 5 bedroom family home located on the edge of Saint Christophe la Couperie, and only 28 km from Nantes

EXCLUSIVE



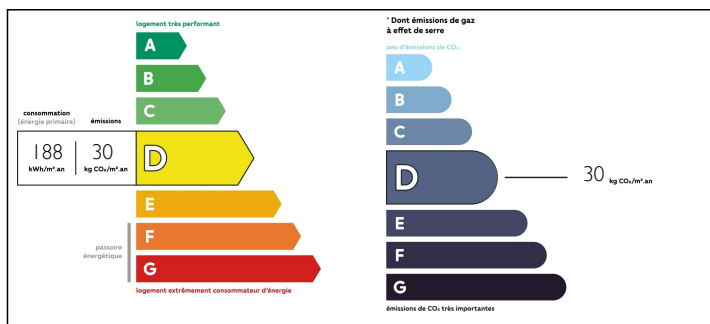
INFORMATION

Town:	Orée d'Anjou
Department:	Maine-et-Loire
Bed:	5
Bath:	2
Floor:	198 m2
Plot Size:	985 m2

IN BRIEF

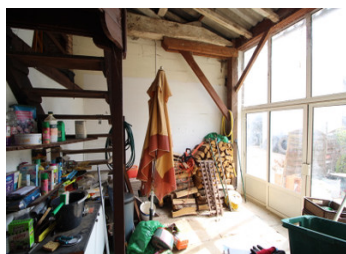
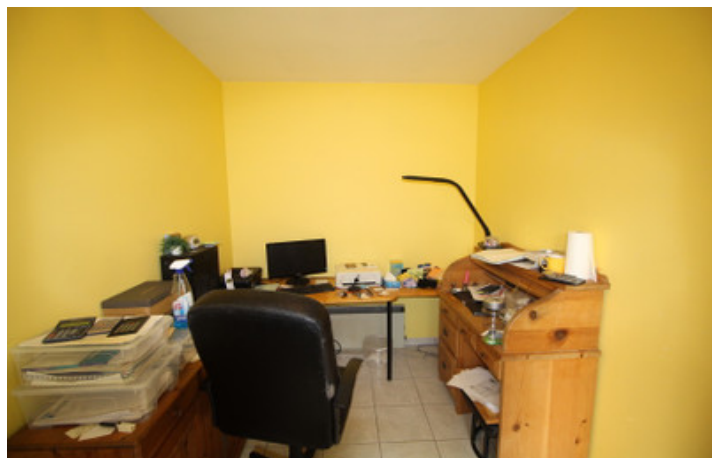
Surrounded by vineyards and located in a small courtyard of properties, this house has a lot to offer. Besides the five bedrooms, lounge, dining room, kitchen, and study there is plenty of additional space that could be converted to self-contained accommodation for Air BnB for example especially in light of the fact that Zoo de La Boissière du Doré is only 3.6 Km away. Nantes is an easy commute just 28 Km to the ring road and 37 kilometres to the centre

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

The mature garden overlooking the local vineyard provides the house with pleasant views of the countryside making it a great escape from the city just 28 kilometres away to peace and quiet.

The house is in generally good condition and enjoys well water as well as a mains supply.

Currently there is an oil-fired central heating system, however the boiler is beyond repair and as such the system is classified as NOT being in working order. This would be a good opportunity for the new owner to replace the heating system with one supported by the new energy grants

The current drainage system will need to be replaced.

The house is priced to reflect the above 2 observations

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

NOTES