

## Charming 3-bedroom town house with small garden in centre of pretty village

EXCLUSIVE

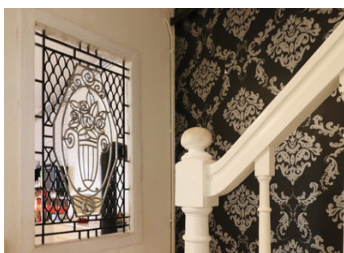


## INFORMATION

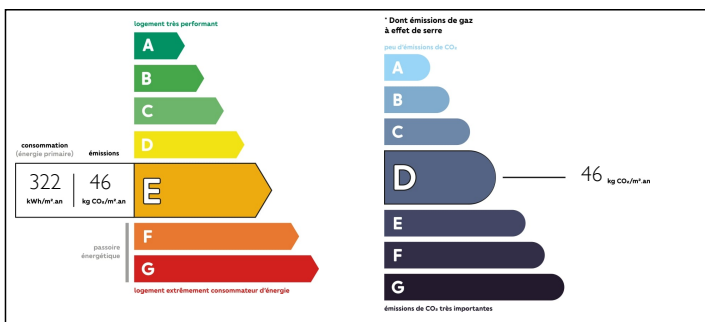
Town:	Mouliherne
Department:	Maine-et-Loire
Bed:	3
Bath:	2
Floor:	118 m2
Plot Size:	280 m2

## IN BRIEF

Fully renovated 3-bedroom townhouse on 3 floors, with outbuildings, outside dining area and small garden. Scope for 4th bedroom in the attic. In the main street of a pretty village with shops and restaurants. 14 km to historical town of Baugé, with its 15th century château, Hôtel-Dieu and Apothicary's and golf course. Saumur 30 km, Angers 53 km (city with TGV station), Tours 60 km (city with TGV station and international airport). This would make a lovely home, or a secure lock-up and leave holiday home.



## 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: 712 EUR**

## NOTES

## DESCRIPTION

The house has been lovingly renovated, providing open-plan living whilst retaining attractive original features.

Double glazed throughout, with metal shutters. Gas central heating, mains drains.

### GROUND FLOOR

Front door opens directly into open-plan ground floor

- LIVING ROOM (20 m2), with wood stove
- DINING AREA (9 m2), with wooden staircase to first floor
- CLOAKROOM under the stairs
- KITCHEN (16 m2), fitted, with wood stove, doors to PANTRY (2 m2) and rear PORCH (3 m2) leading to outside

### FIRST FLOOR

- LANDING (5.25 m2)
- BED 1 (19.3 m2), with ensuite BATHROOM (2.1 m2) with small bath and basin
- BED 2 (14.5 m2)
- BATHROOM (5.4 m2) with bath, basin and WC

### SECOND FLOOR

- LANDING (2.25 m2)
- BED 3 (18 m2) with dormer window
- ATTIC room that could be converted to 4th bedroom

### OUTSIDE

The kitchen porch opens into a small courtyard, with little cellar (housing hot water tank)

Metal gate leads to 2 outbuildings and covered outdoor dining area, and small garden. There is shared access in parts of the rear of the property, and access to the road for bins.

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Information about risks to which this property is exposed is available on the Géorisques website :