

Perfect holiday home with 1/2 bedrooms located in a quiet hamlet between Pouvance and Chateaubriant.



## INFORMATION

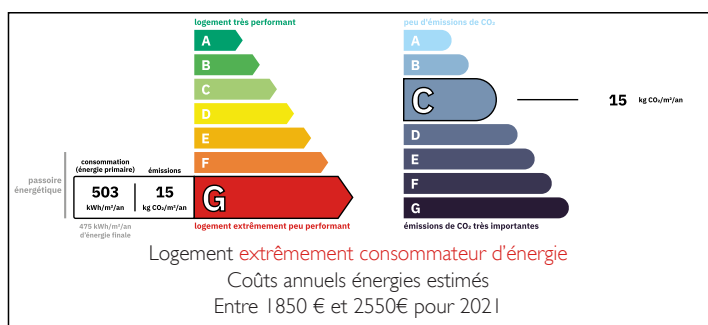
|             |                     |
|-------------|---------------------|
| Town:       | Juigné-des-Moutiers |
| Department: | Loire-Atlantique    |
| Bed:        | 1                   |
| Bath:       | 1                   |
| Floor:      | 88 m2               |
| Plot Size:  | 500 m2              |

## IN BRIEF

Traditional French house in stone with many original features throughout the property offering 1 or 2 bedrooms and lots of living space plus a delightful garden to the rear mostly laid to grass. Ideal as a holiday home it is situated in a quiet hamlet inbetween the larger towns of Chateaubriant and Pouvance.



## 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

On the ground floor:

- + Large living room of approx 30m<sup>2</sup> with exposed beams and chimney with wood burner
- + Kitchen/dining room of approx 30m<sup>2</sup> with fitted kitchen units, chimney with wood burner, exposed beams and traditional tomette floor tiles.
- + Bedroom/snug of approx 9.5m<sup>2</sup> accessed from the living room. A door provides access to the garden at the rear.
- + Shower room
- + WC

Stairs from the living room lead to the upper floor:

- + Double bedroom of approx 19m<sup>2</sup>

To the side of the property are two attached outbuildings. Currently used for storage these spaces could provide the opportunity for creating additional living spaces.

To the rear of the property is the fully enclosed garden mostly laid to lawn for ease of maintenance.

The property benefits from being attached to the hamlets main drainage system, so no need for a fosse septic and has access to the internet via a fibre optic connection.

The property is ready to enjoy as a holiday home! Situated close to Chateaubriant and Pouance all the shops and services are readily accessible.

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

## LOCAL TAXES

Taxe foncière: 490 EUR

## NOTES