

## Pretty stone cottage in quiet hamlet setting



## INFORMATION

|             |                |
|-------------|----------------|
| Town:       | Baugé-en-Anjou |
| Department: | Maine-et-Loire |
| Bed:        | 3              |
| Bath:       | 2              |
| Floor:      | 122 m2         |
| Plot Size:  | 3561 m2        |

## IN BRIEF

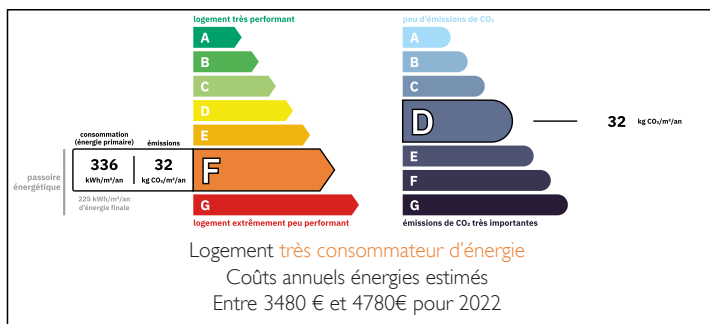
This charming property has been tastefully renovated, and is perfect for enjoying the French lifestyle to the full. There is an open barn providing an ideal outside entertainment area (with cellar), attached outbuildings for storage plus the potential for a garage or further rooms subject to planning, pretty gardens with peaceful countryside views.

The property is situated in a small hamlet, 6 km from Clefs with bakers and restaurant, 13 km from market towns Baugé and Le Lude, each of with a château and historical interest, and with a variety of shops, supermarkets, cafés and restaurants.

The larger town La Flèche with famous zoo and leisure lake is also just 13 km away.

Saumur 54 km, Angers 55 km, Tours (with international airport) 65 km, Le Mans 56 km - TGV access to Paris and beyond. Easy access to...

## 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: 764 EUR**

## NOTES

## DESCRIPTION

Renovated stone house with original features - including exterior exposed stone, and beams, fireplace - tastefully renovated to provide modern convenience. Gas central heating, closed fireplace and double glazing throughout, slate roof. Sanitation system requiring minor modifications.

GROUND FLOOR - exposed beams throughout, quarry tiles except for more modern tiles in the kitchen

- KITCHEN (16.5 m<sup>2</sup>) range cooker, fitted units, doors to laundry room, bedroom and sitting room
- BOILER/LAUNDRY ROOM (6.3 m<sup>2</sup>) with rear door
- SITTING ROOM (33 m<sup>2</sup>) with feature fireplace, door and window overlooking the garden, open staircase to first floor
- BEDROOM 1 (24.8 m<sup>2</sup>) off the kitchen, with door and window overlooking the garden
- ENSUITE BATHROOM (7.6 m<sup>2</sup>) with freestanding bath and walk-in shower, basin, WC

FIRST FLOOR (floor space is bigger than habitable space because of sloping roof)

- LANDING/STUDY (15 m<sup>2</sup>)
- HALL (2 m<sup>2</sup>) to bedroom and shower room
- BEDROOM 3 (8 m<sup>2</sup>)
- SHOWER ROOM (1.7 m<sup>2</sup>)
- BEDROOM 2 (9 m<sup>2</sup>)

## OUTSIDE

Slate-covered open barn for outdoor dining on 2 levels, with cellar beneath, 2 pigsties/sheds, larger outbuilding split in 2 rooms that could be made into a garage subject to planning, large front garden laid to lawn with mature trees, well and birch hedging, parking area behind the house with further land - surrounded by fields.