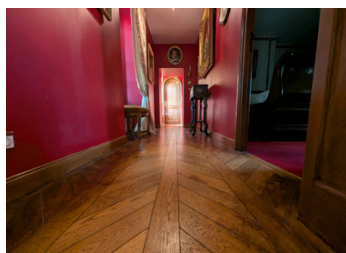


Spacious 2/3 bedroom property with very large separate outbuilding set in the heart of the village



INFORMATION

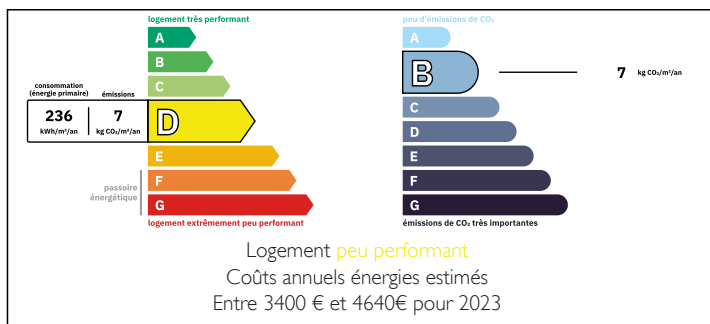
Town:	Sèvremoine
Department:	Maine-et-Loire
Bed:	3
Bath:	1
Floor:	200 m2
Plot Size:	1007 m2



IN BRIEF

A Charming and spacious 2 /3 bedroom property located in the centre of the village, renovated to the highest standards whilst maintaining the character and history of the building. This property offers lots of opportunities.

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 property which at one time was used indeed the village school. It has been renovated to the absolute highest of standards and workmanship. one side of the property is the old school playground which is now a courtyard and the other side delightful tranquil gardens including the large independent outbuilding.

The village itself offers a selection of immunities, and is ideally located for easy access to Nantes (52km) Cholet (14.8km) and Angers (60km)

RDC 7.08 M²

W.C 1.58M²

Dining room 16.16 M²

Kitchen 12.74 M²

Day Lounge 23.09 M²

Main Lounge 56.63 M²

Snug (bed 3) 23.09 M²

Utility 17.54 M²

Upstairs

Bedroom 1 26.74M²

Bedroom 2 10.94 M²

Bathroom 9.89 M²

Garden building 60 M²

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

NOTES