LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A44371DSE49 Price: 61 600 EUR

agency fees included: 6600 € TTC to be paid by the buyer (55 000 EUR without fees)

House with 2 bedrooms close to Pouancé

EXCLUSIVE















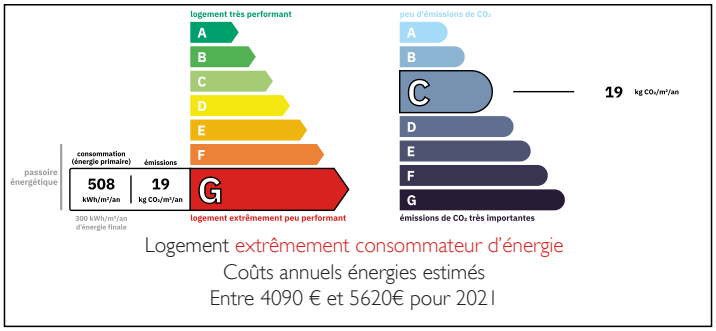
INFORMATION

Town:	Ombrée d'Anjou
Department:	Maine-et-Loire
Bed:	2
Bath:	1
Floor:	70 m2
Plot Size:	0 m2

IN BRIEF

Two bedroom habitable house with charm and character situated between Renazé and Pouancé for completion of renovation with all rooms on a single level. Complete with enclosed garden to the rear and stone workshop/garage. Property is less than 5 minutes drive to the small towns of Renazé and Pouancé.

ENERGY - DPE



Logement extrêmement consommateur d'énergie
Coûts annuels énergies estimés
Entre 4090 € et 5620€ pour 2021

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

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DESCRIPTION

The house is comprised of:

+ Kitchen/dining room with fitted kitchen units
+ Lounge with fitted wood burner
+ Bedroom 1: situated adjacent to the living room with windows overlooking the garden to the rear.
+ Bedroom 2: situated adjacent to the kitche/dinning room
+ Bathroom: fitted with a bath with overhead shower and wash basin. Plumbing is in place to fit a WC
+ WC: situated next to the back kitchen.
+ Back kitchen: located adjacent to kitchen/dining room includes a sink unit and additional workspace.
+ Cave accessed from the back kitchen with the possibility of conversion to additional living space.

Extensive works have been made in the initial renovation of the property. In it's current condition it is a habitable property but with additional works to improve both the layout and energy efficiency. A PAC unit is fitted with currently only a single unit internally. Additional heating/air conditioning units could be fitted to improve heating and air conditioning. Additional works would likely include the installation of double glazed windows throughout the property and additional insulation.

Outside the garden is laid to grass and is fully enclosed. From there it is possible to access the stone garage/workshop and an additional cave attached to the house.

Local commerces are very close with this property being located between Renazé and Pouancé.

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

NOTES

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