LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A45646DBR49 Price: 136 250 EUR

agency fees included: 9 % TTC to be paid by the buyer (125 000 EUR without fees)

Property with planning permission to create a fantastic house in a great location with letting accommodation.

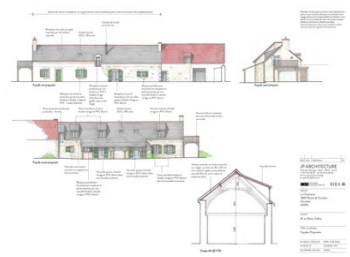
EXCLUSIVE















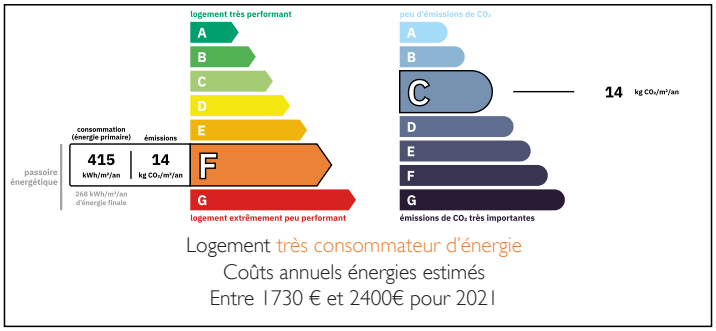
INFORMATION

Town:	Courléon
Department:	Maine-et-Loire
Bed:	2
Bath:	1
Floor:	48 m2
Plot Size:	10220 m2

IN BRIEF

Situated in the commune of Courleon this property is in a great location. Various villages are nearby and access to the forests, vineyards and Beautiful towns such as Bourgueil, Saumur, Langeais. The property is also equidistant between Tours and Angers. TGV links from both and scheduled flights are available from Tours. The car ferry at Caen is less than 3 hours by car.

ENERGY - DPE



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Entre 1730 € et 2400€ 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.
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DESCRIPTION

The property comprises of 2 buildings arranged each side of a courtyard. There is a driveway circling the buildings and a further large garden and land extending to over 2 acres in total.
Building 1 has a lovely cottage which the current owners live in consisting of an open plan kitchen living area and stairs to 1st floor with 2 bedrooms and Shower room. There is a huge open grange which is currently an outdoor entertaining area with an outside kitchen, BBQ and Bar area. There is a further building which has a fabulous air-conditioned guest/BnB room with en-suite facilities.
Building 2 is a large farmhouse which has planning permission in place to create a fantastic family home
There are further outbuildings which could also be repurposed
but currently are used for storage/garaging and workshops.

NOTES

This is a great opportunity to create a fantastic home with Gites/BnB accommodation with the complications and costs of gaining planning permission already taken care of.

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

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