

Townhouse in the centre of Pouancé with three bedrooms

EXCLUSIVE



INFORMATION

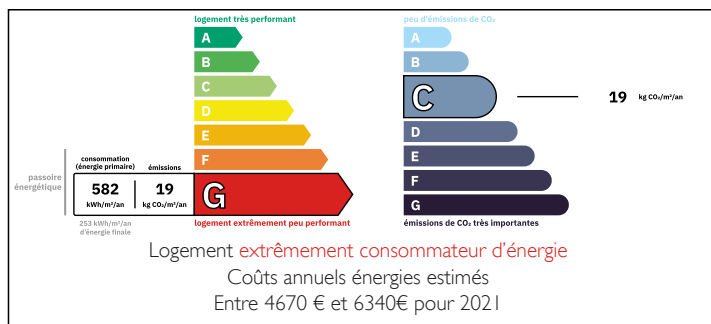
Town:	Ombrée d'Anjou
Department:	Maine-et-Loire
Bed:	3
Bath:	2
Floor:	135 m2
Plot Size:	357 m2

IN BRIEF

Impressive town house located in the centre of the town of Pouancé. Presented with lots of ground floor living space this three bedroom house requires some redecoration to restore it to its former glory.



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 house is comprised of:

- + Lounge
- + Dining room
- + Kitchen
- + Second lounge. To the rear of this second lounge is a conservatory overlooking the garden to the rear.

First floor

Main bedroom

Large bathroom with bath, shower and WC

Second floor (previously the loft)

Bedroom 2

Bedroom 3

Shower/WC

LOCAL TAXES

Taxe foncière: 610 EUR

To the rear of the property is a large town garden with views over the edge of the town. Mainly set to to lawn this is an easy to manage garden. Accessed from the garden are a couple of cellars used mainly for storage.

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

NOTES