LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A47309TBO49

Price: 259 000 EUR

agency fees to be paid by the seller

An Exceptional Property, Combining Historic Charm with Contemporary Comfort















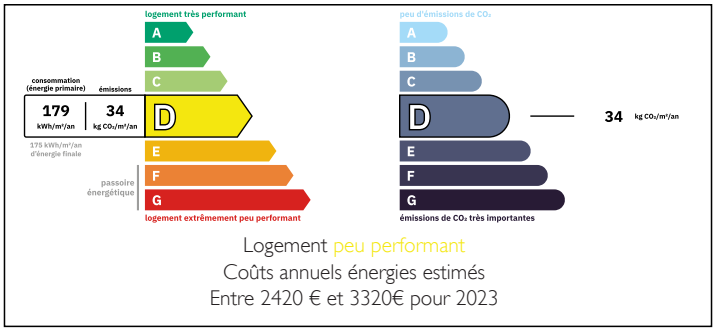
INFORMATION

Town:	Cléré-sur-Layon
Department:	Maine-et-Loire
Bed:	3
Bath:	2
Floor:	137 m2
Plot Size:	7369 m2

IN BRIEF

Set in an unspoilt and exceptionally peaceful environment, with no close neighbours, this superb character-filled country house has been tastefully and fully renovated to a high standard, offering outstanding amenities and quality finishes.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 2420 € et 3320€ pour 2023

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

LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A47309TBO49 Price: 259 000 EUR

agency fees to be paid by the seller







LOCAL TAXES

Taxe foncière:	**1298 EUR**

NOTES

DESCRIPTION

The renovation has been carefully designed to preserve the authentic character of the original stonework while providing modern comfort and a warm, elegant and harmonious interior. No work is required – simply move in, unpack your bags and enjoy this exceptional setting.

A Comfortable and Perfectly Designed Home
Ground Floor
The ground floor comprises:
a beautiful, welcoming and functional kitchen with dining area;
a warm and inviting living/dining room with a wood-burning stove;
an office with two workspaces, ideal for working from home or running aprofessional activity
a separate WC;
a first bedroom with dressing room, leading through to a second bedroom;
a shower room;
a utility/storage room providing additional storage space.

First Floor
Upstairs, you will discover a wonderful master suite area, comprising a bedroom with a private bathroom, a small sitting room and an additional sleeping area with a single bed.
This versatile space is particularly well suited to hosting family and friends, or creating a private and independent area within the house.
Beautifully Landscaped Grounds Designed to Enjoy Nature
The outdoor areas are one of the property's major assets. Beautifully landscaped, they offer several different spaces in which to enjoy every moment of the day in a peaceful and completely private setting.
A spacious 50 m² terrace extends naturally from the house and provides the perfect setting for al fresco dining and relaxing outdoors.
You will also enjoy a charming covered outdoor entertaining area with views over the pond, perfect for summer evenings and convivial gatherings.