LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A47337MNL49 Price: 550 000 EUR

agency fees to be paid by the seller

Beautiful period townhouse with private garden in the heart of a riverside village.







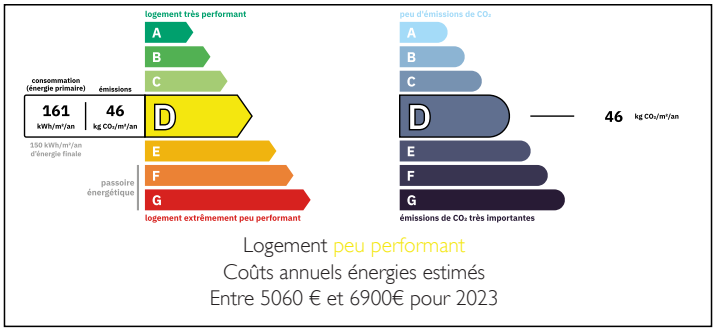








ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 5060 € et 6900€ pour 2023

INFORMATION

Town:	Cheffes
Department:	Maine-et-Loire
Bed:	5
Bath:	3
Floor:	280 m2
Plot Size:	569 m2

IN BRIEF

Set in the heart of a thriving village on the Sarthe, this handsome period townhouse offers approximately 280m² of living space over three floors, with five bedrooms and three bathrooms. Carefully maintained and renovated using high-quality materials, the house retains its period character while offering a comfortable and welcoming home.

The fully enclosed rear garden is a real highlight: mature planting, lawn, terraces and intimate corners create a peaceful oasis, with a branch of the river beyond. A pretty orangery and a delightful independent period building, with a room above and storage cellar below, add to the property's appeal.

With the character and convenience of village life, yet within easy reach of Tiercé, Angers and the wider Anjou countryside, this is a wonderfully versatile home. Equally suited to family life or as a

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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.

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LOCAL TAXES

Taxe foncière: **2060 EUR**

NOTES

DESCRIPTION

The house sits quietly in the centre of Cheffes, a lively riverside village where everyday amenities are close at hand. The entrance from the street is through a gate into a small, pretty courtyard. It is a simple but attractive space, providing a pleasant sense of separation between the house and village life beyond.

The front door opens into a welcoming entrance hall. To one side is the kitchen, which has been recently fitted in a clean, contemporary style while sitting comfortably within the character of the house. It is well equipped and has a useful adjoining back kitchen. There is also a separate WC with washbasin and a particularly generous laundry room.

The main salon is a lovely light-filled room, with tall windows overlooking the garden and double doors opening directly outside. It is an easy room to live in, with plenty of space for both sitting and entertaining. Throughout the house, the recent work has been carried out with considerable care. Traditional features have not been lost in the process: original proportions sit alongside beautiful wooden floors, tommette tiles and period details, while the choice of colours and finishes feels sympathetic to the age of the property without making it feel formal or old-fashioned. Double glazing has recently been installed to virtually all of the windows.

A graceful sweeping staircase leads to the first floor, where there are three bedrooms, including one with its own bathroom, together with a further family bathroom and WC. The...