

House and separate gite in the centre of Chaze Henry



INFORMATION

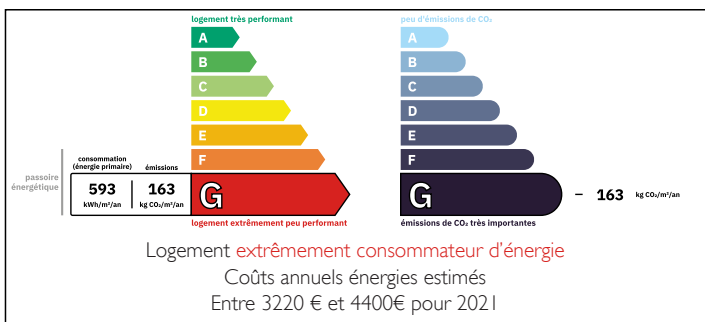
Town:	Ombrée d'Anjou
Department:	Maine-et-Loire
Bed:	2
Bath:	2
Floor:	72 m2
Plot Size:	432 m2



IN BRIEF

Situated right in the centre of Chaze Henry this property includes a detached house with one bedroom and an independent gite/apartment plus a number of stone outbuildings.

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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

Main House

- + Kitchen with open scullery
- + Dining room/lounge
- + Lounge
- + Hallway with original floor tiles

Upstairs

- + Bathroom with shower and WC
- + Bedroom of approx 22m²
- + Loft space

Outside there is a mature garden with seating areas, fruit trees and established bushes

Separate Gite/Apartment

All on one level includes:

- + Main living area of approx 36m² providing sufficient room for a double bed, living and dining space
- + Kitchen with fitted units
- + Shower room with WC

Dependences

Includes a row of stone single story buildings with multiple accesses. One of these spaces is currently used as a utility room whilst the remainder are used predominantly for storage.

There are modernisation works to be envisaged throughout the two properties but both the house and apartment are habitable in their current condition. The dependences offer the opportunity to make an additional rentable living space or studio/workshop. Both properties benefit from a connection to mains drainage.

The property is located right in the centre of the small village of Chaze Henry within walking distance of the bar/restaurant. Larger shops and amenities are located nearby in the market towns of Pouance, Segré and Chateaubriant.

Information about risks to which this property is