LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A27917TLO49 Price: 199 800 EUR

agency fees included: 8 % TTC to be paid by the buyer (185 000 EUR without fees)

Clean, tidy four-bedroom semi-detached converted rural farmhouse. Lovely open views, garage & garden 0.9 acre.

INFORMATION

Town:	La Plaine
Department:	Maine-et-Loire
Bed:	4
Bath:	1
Floor:	200 m2
Plot Size:	3732 m2

IN BRIEF

Surprisingly spacious property in good condition, ready for putting your own stamp on and just enjoying those views! Conveniently situated on the boundary of the Maine-et-Loire, Vendée and the Deux-Sevres departments. Possibility of creating an independent granny flat/AirBnB rental.

Popular tourist destinations: BioParc Doué 32km, Puy du Fou 40km, Angers and the Loire 60km.

Nearest towns: Vihiers, Maulévrier 15km.

Nearest larger towns: Chemillé 22km, Cholet 25km, Angers & TGV 61km.

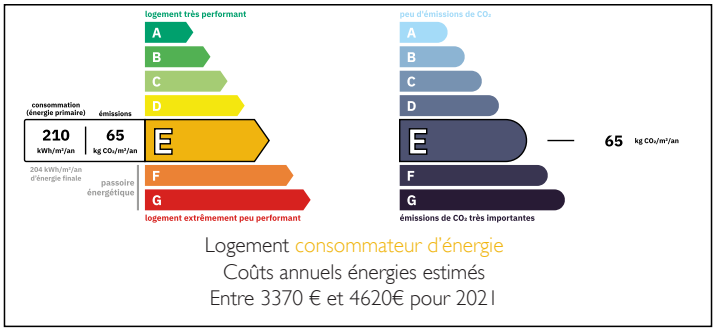
Nearest airports: Nantes 97km, La Rochelle 150km

Recent work: roof, external rendering, oil-fired boiler.

Double-glazed with oil-fired central heating.

Large courtyard with garage, small roofs and shed. Garden. Well for watering the garden.

ENERGY - DPE



Logement consommateur d'énergie

Coûts annuels énergies estimés

Entre 3370 € et 4620€ 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.

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LOCAL TAXES

Taxe foncière:	**1026 EUR**
Taxe habitation:	**EUR**

NOTES

DESCRIPTION

Semi-detached house in rural setting, good condition, with super open views overlooking the countryside, between Maulévrier and Vihiers [15km]. Double-glazed with oil-fired central heating.

The house comprises:
On the ground floor :
entrance hall
kitchen / dining room [24m2] opening onto south-east facing terrace
lounge [26m2]
shower room
boiler/laundry room
cellar [18m2]
Hallway with large cupboards leading to
2 rooms to renovate [24m2] with independent access and offering the possibility of creating a granny flat, parental suite, office, Air BnB style rental studio...

First floor: four large bedrooms [29m2, 14m2, 17m2, 22m2] to update.

Outside: Large courtyard with garage and sheds. Garden.
Approximate living area 200m2. Total plot: 0.9 acres (3732m2)

Recent work: roof, external rendering, oil-fired boiler.
Septic tank not compliant.

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