

A six bedroom property with two 1 bed apartments with Gardens located in the heart of the village of Vallenjou

EXCLUSIVE



## INFORMATION

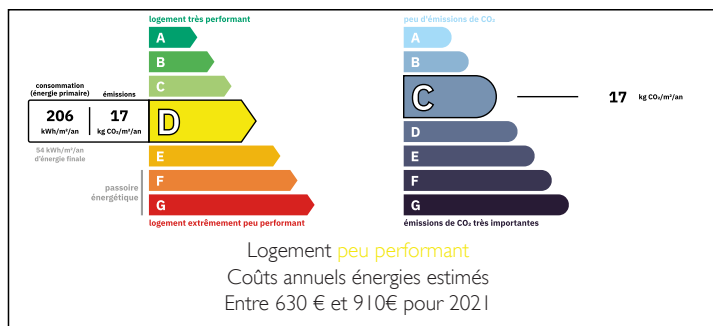
Town:	Chemillé-en-Anjou
Department:	Maine-et-Loire
Bed:	5
Bath:	4
Floor:	297 m2
Plot Size:	3453 m2

## IN BRIEF

Ideally located in the centre of the village of Village of Valenjou, providing easy access to all facilities and providing good business potential. A large enclosed grounds Provides numerous outbuildings and a walled garden.



## 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

Ideally located in the centre of the village of Village of Valenjou, providing easy access to all facilities and providing good business potential. A large enclosed grounds Provides numerous outbuildings and a walled garden.

The property itself consists of numerous rooms that could be utilised in a number of ways, such as bedrooms and office and apartment for example. Covering three floors there's apple scope To adapt the property to your specific requirements.

To the front of the property is a separate building consisting of two floors divided into 2 one bedroom apartments.

There are numerous outbuildings and a cave.

The house is located 11 km from Chemillé, and 37 km from the centre of Angers. The motorway network enabling good connexions to rail and Airports

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