

2-bedroom character town house with outbuildings and garden in centre of pretty village

EXCLUSIVE



INFORMATION

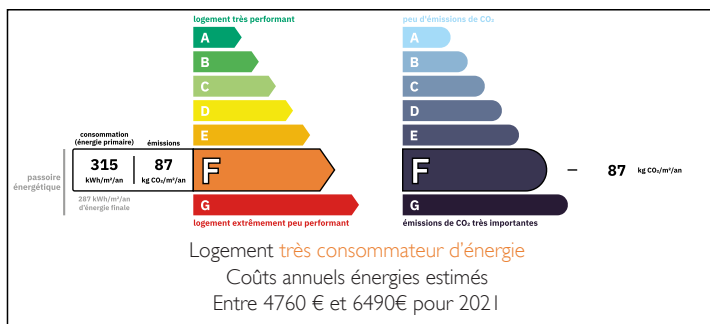
Town:	Mouliherne
Department:	Maine-et-Loire
Bed:	2
Bath:	1
Floor:	125.6 m2
Plot Size:	359 m2

IN BRIEF

2-3 bedroom property with character situated in the heart of the beautiful village of Mouliherne - easy access to superette, bars, tabac and boulangerie, and only a short drive to the many other delights of the Loire Valley. Saumur 30km (Station), Angers 48km (TGV), Tours 68km (international airport and TGV), Nantes 150km (international airport and TGV), Paris 275km. Ideal for families, or for a pied-à-terre in the countryside.

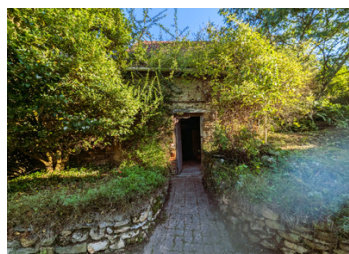


ENERGY - DPE



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.



DESCRIPTION

Ground floor

Lounge-dining room with gas fire and cupboard, also perfect to be converted to another bedroom or a hobby room (6.5x3.7m)

Kitchen with good storage and space for dining (4.9x3.7m)

Lounge with access to garden (4.3x3.3m)

First floor

Bedroom (3.9x5.3) including ensuite shower room (1.5x1.5m)

Bedroom (4.8x3.9m) with views of the garden and access to dressing room or nursery (2.2x4.9m), bathroom (3x3.2m) and WC (3x1.4m)

Garden

two paved terraces and flower beds.

Outbuilding with electricity.

Private access path with access to a heating and laundry room.

The owner maintained the traditional character of the property, with it's tiled floors and beams. High ceilings and tall windows keep the rooms feeling bright and spacious. The property is in need of some refreshment but no major works are known to be required.

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

LOCAL TAXES

Taxe habitation: EUR

NOTES