

Charming stone house, renovated, in the heart of the Layon vineyards and the village, no work required.

EXCLUSIVE



INFORMATION

Town:	Cléré-sur-Layon
Department:	Maine-et-Loire
Bed:	3
Bath:	1
Floor:	84 m ²
Plot Size:	330 m ²

IN BRIEF

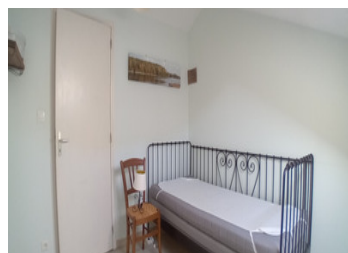
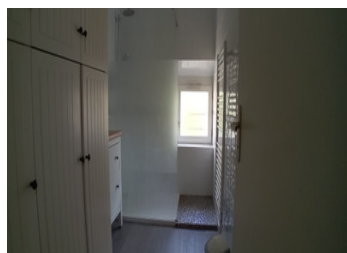
A pretty little house in the heart of a peaceful village in the middle of the Layon vineyards.

Its charm and tranquillity will convince you that this really is the place for you.

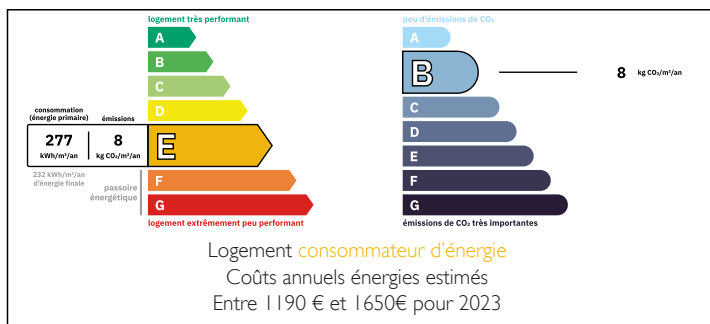
The village has a grocery shop, bar and school for your children, as well as a town hall.

And it's only a few kilometres from towns that offer shops, craftsmen and a wide range of community activities.

In short, whether you are retired and want to live a quiet life or you have a small family, you will find a haven of peace here.

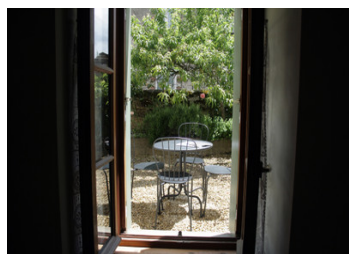


ENERGY - DPE



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

A dwelling house comprising

-Ground floor:

Entrance hall, dining room with wood-burning stove, kitchen, 29m².

Living room with wood-burning stove, 18m².

A 10m² bedroom

Second floor:

A bedroom/office 8.8m²

A 26m² bedroom

Shower room with cupboard and hot water tank 5.5 m².

WC 1.7 m².

Cellar.

Small courtyard in front and garden behind

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

LOCAL TAXES

Taxe foncière: 404 EUR

Taxe habitation: EUR

NOTES