

Character village property with 4 bedrooms in centre of village between Pouance and Candé

EXCLUSIVE



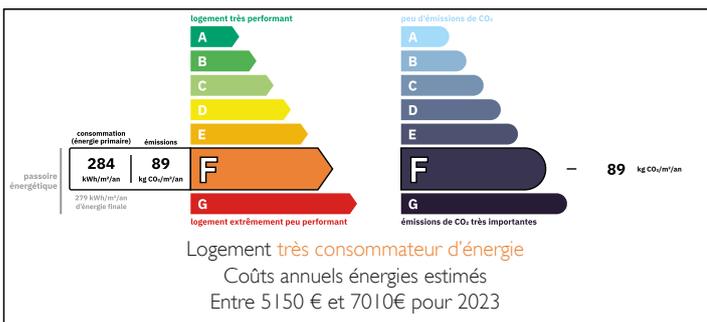
## INFORMATION

Town:	Ombrée d'Anjou
Department:	Maine-et-Loire
Bed:	4
Bath:	1
Floor:	144 m <sup>2</sup>
Plot Size:	0 m <sup>2</sup>

## IN BRIEF

Fabulous family home in central village location with no works required with large living spaces on the ground floor and 4 good sized bedrooms upstairs. Situated in the centre of the village of St Michel et Chanveaux close to the towns of Pouancé, Candé and Chateaubriant.

## 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

Well presented and much loved home in the centre of St Michel et Chanveaux comprised of:

On the ground floor

+ Open plan dining room and fitted kitchen of 33m<sup>2</sup>.

+ Living Room of approx 35m<sup>2</sup> with second external access and a door for entry into the garage.

+ Utility room accessed from the kitchen leading to the garden and to the workshop

Stairs lead to the first floor

Long corridor (16.5m<sup>2</sup>) with original floorboards, the bedrooms leading from this. At one end, Family bathroom (4.5m<sup>2</sup>) Shower cubical, bidet and sink.

Separate WC.

Bedroom 1, ( approx 11.5m<sup>2</sup>)

Bedroom 2, (approx 9.5m<sup>2</sup>)

Bedroom 3, (approx 10.5m<sup>2</sup>)

Bedroom 4, (approx 14m<sup>2</sup>)

Walk-in cupboard ( 5.5m<sup>2</sup>) with shelves and hanging space.

The outside space includes a covered dining/BBQ area that leads to the garden area at the rear of the property.

The property is attached to the communes mains drainage system. Additionally it is double glazed throughout and has an oil fired central heating system.

The property is located in the centre of the village of St Michel et Chanveaux a quiet village located between the towns of Candé, Pouancé and Chateaubriant. The larger cities of Rennes, Angers and Nantes are all within easy driving distance.

-----

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