

## Charming 5-Bedroom Home or Dual Apartments with Stunning Gardens in Mauges-sur-Loire

EXCLUSIVE



## INFORMATION

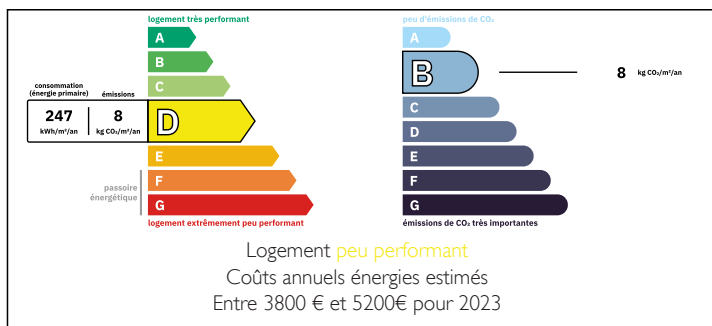
Town:	Mauges-sur-Loire
Department:	Maine-et-Loire
Bed:	5
Bath:	2
Floor:	217.83 m2
Plot Size:	3906 m2

## IN BRIEF

This beautifully presented property in Mauges-sur-Loire offers flexibility as a spacious five-bedroom home or two separate apartments. The ground floor apartment is ideal for individuals with disabilities, while the upstairs apartment features a terrace with garden views. The mature gardens include outbuildings and areas for vegetable growing. The property is well-connected by road, air, and train to major French hubs and the UK and other European cities



## 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

This beautifully presented property offers a multitude of possibilities. It can be utilized as a spacious five-bedroom home (217 M<sup>2</sup>) or divided into two separate apartments (97.97 + 130.46 M<sup>2</sup>), both facing south-east on a generous mature plot of 3906 M<sup>2</sup>. The ground floor apartment features an open-plan living room, dining room with a fitted kitchen, a laundry room, and two bedrooms (12.05 & 12.49 M<sup>2</sup>). It also includes a large shower room and toilet. With no steps, this apartment is ideal for individuals with disabilities. The upstairs apartment boasts a fitted kitchen with a dining area, a large lounge, a laundry room, three bedrooms, an office/dressing room, a bathroom, and a toilet. The rear access to the apartment includes a small ground floor lobby area, an additional utility room, and a terrace overlooking the gardens. The mature gardens are adorned with numerous outbuildings. Some areas of the gardens are dedicated to vegetable growing, while others have been left in their natural state. Mauges-sur-Loire is a picturesque commune in the Maine-et-Loire department of western France. It is known for its rich heritage, natural beauty, and vibrant community life. The area is well-connected by various modes of transport, including major roads, Nantes Atlantique Airport (55 km), and nearby train stations (Varades 8.5 km) providing connections to larger cities such as Angers and Nantes, and high-speed trains (TGV) to Paris and international destinations.

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Information about risks to which this property is exposed is available on the G  orisques...

## LOCAL TAXES

Taxe habitation: EUR

## NOTES