

Beautifully renovated, spacious 6 bedroom town house with secluded garden and pool.



## INFORMATION

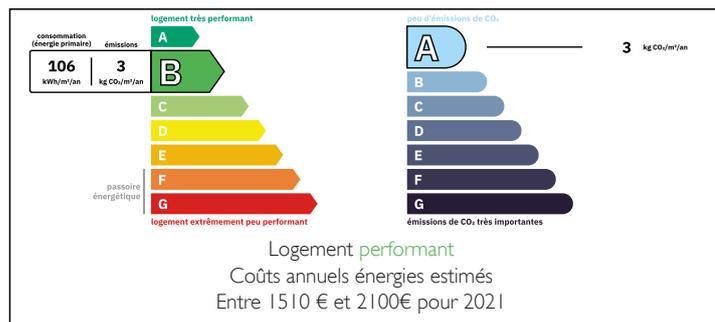
Town:	Les Hauts-d'Anjou
Department:	Maine-et-Loire
Bed:	6
Bath:	3
Floor:	245 m2
Plot Size:	1034 m2



## IN BRIEF

This beautifully restored townhouse offers spacious living in the heart of a charming Anjou town. With four lovely bedrooms, including one with adjoining bathroom, plus a self-contained guest annexe, it provides flexible accommodation. Restored with care and quality materials, the house retains its period charm while offering a calm, efficient home. The extended kitchen-dining area is designed for both cooking and entertaining, while outside a wood-lined swimming pool sits in a generous, secluded garden with mature fruit trees and well-planted borders, all fully enclosed. Every space inside has been thoughtfully finished, requiring no further work to enjoy immediately. Located in Champigné, a thriving town in northern Maine-et-Loire, amenities are on the doorstep, with easy access to Caen's ferry port, Le Mans to the east, and Angers to the south.

## ENERGY - DPE



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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

The property comprises:

In the house:

Entrance hall [12m<sup>2</sup>] leading to a superb, open living, dining, fully-fitted kitchen [approx 70m<sup>2</sup> in total] with small utility and larder room; office [17m<sup>2</sup>], Bedroom 1 [10m<sup>2</sup>] and shower room. Separate WC and basin.

Lovely wooden staircase to 1st Floor - landing [9m<sup>2</sup>], Bedroom 2 [17.5m<sup>2</sup>], Bedroom 3 [15m<sup>2</sup>], bedroom 4 with dressing room [14m<sup>2</sup>], bathroom with bath, shower, WC and sauna [11.5m<sup>2</sup>].

Staircase to 2nd Floor - large room [13m<sup>2</sup>] with small dressing room [3m<sup>2</sup>], Bedroom 5 [16.5m<sup>2</sup>].

Pretty one-bedroom annex with exposed stone and terracotta 'tomette' floors, all on the ground floor, with dressing room and shower room with WC.

Outside:

The property is fully enclosed and has electric gates at the entrance, with land totalling 1034m<sup>2</sup> (approx 1/4 acre). There is parking for 3 cars. Relax in total privacy on the spacious terrace by the wood-lined swimming pool which has a retractable cover. The mature and well-arranged garden is a real haven of peace, with beds of roses, walnut and fig trees, kiwi shrubs. The outbuilding by the second gate to the road includes a workshop and an open fronted garage as well as a log store and bike shed. The house is heated by a heat pump and double glazing is high quality, offering excellent thermal and noise reduction. The ground floor benefits from underfloor heating. Overall, this handsome house is very energy efficient and retains much character, all in the heart of a lovely Loire Valley town.

The location is perfect for reaching...

## LOCAL TAXES

Taxe habitation: EUR

## NOTES