

A 4 bedroom house with manageable courtyard garden in the heart of the village next to the new school

EXCLUSIVE



INFORMATION

Town:	Lys-Haut-Layon
Department:	Maine-et-Loire
Bed:	4
Bath:	2
Floor:	136 m2
Plot Size:	243 m2

IN BRIEF

This 4 bedroom house would make an ideal family home or lock up and leave holiday home.

The low maintenance garden, providing a private retreat.

beyond the property are number of sports fields ideal for children to play

located in the heart of the village with basic shops and tabacs all within walking distance



ENERGY - DPE

DPE not required.

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

The property consists of a large lounge, downstairs bedroom, kitchen, bathroom and lobby area. Upstairs there is further 3 bedrooms and a bathroom.

There is a small courtyard to the rear of the property and manageable Patio with an out building to the front.

The village is 11 Km from the large village of doué la Fontaine, where you will find plenty of supermarkets, shops and restaurants and of course the famous bioparc Zoo which is one of the most popular attractions in the area.

Tourist town of Saumur is 32 Km.

Transport Connexions to the area are very good to the north you can connect to the motorway network at Angers, direction to Le Mans, Paris and the UK, to the South there are good Connexions to Nantes and the coast and the east to Tours.

There are large airports At Nantes, Angers and Tours

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