

Detached 3 bedroom family home in Derval

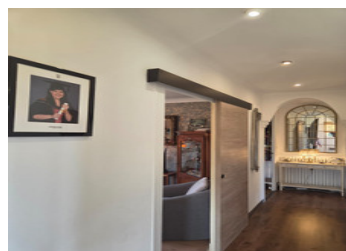


INFORMATION

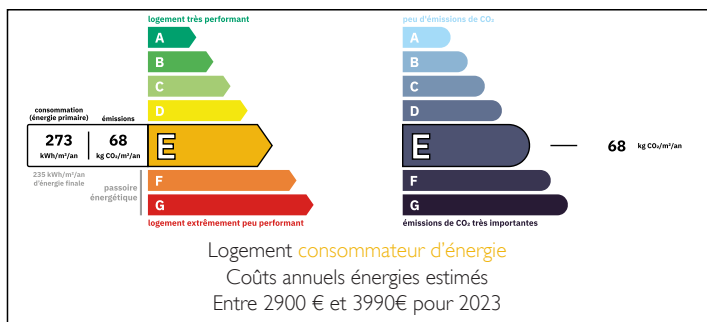
Town:	Derval
Department:	Loire-Atlantique
Bed:	4
Bath:	1
Floor:	107 m2
Plot Size:	0 m2

IN BRIEF

Beautifully presented detached family home with 3 bedrooms located close to centre of Derval with garden to the front and rear of the property. Located within walking distance of the centre of the small town of Derval close to schools and shops and within 50minutes of both Nantes and Rennes

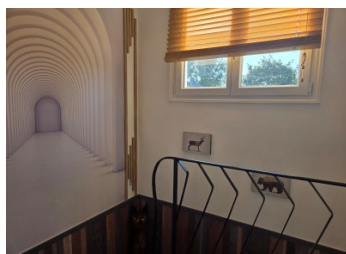
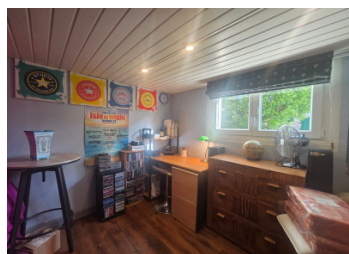


ENERGY - DPE



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.



LOCAL TAXES

Taxe foncière: 334 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Gated entrance to the property with landscaped front garden leading to the house set back into the middle of the plot.

Entrance on the ground floor into:

+ Entrance hall/living room of approx 14m² with stairs leading to the main accommodation on the first floor:

+ Living Room (approx 16m²) with large patio doors leaving to a small balcony overlooking the front garden. This beautifully lit south facing room is a very well presented family room.

+ Kitchen (of approx 14m²) with fitted units and access to the main living room.

+ Bedroom 1 (approx 11m²)

+ Bedroom 2: (approx 11m²)

+ Bedroom 3: (approx 11m²)

+ Family shower room with toilet (approx 8m²)

All the rooms on this level are accessed from a central corridor starting at the feature staircase.

The loft is accessible via a loft ladder and offers the potential of creating further living spaces.

Returning to the ground floor there exists:

+ Utility room with WC with an external door leading to the garden at the rear of the property

+ An office/visitors bedroom (approx 9m²)

+ Internal access to the integral garage/workshop

+ Plenty of additional storage that could be converted to provide additional habitable space.

To the rear of the property is a well presented garden with a patio area, grassed area and vegetable garden and space suitable for a greenhouse. In addition there are outbuildings for storage and workshop space.

The property is heated with oil-fired central heating with the boiler and fuel tank situated within the