

## Renovated village property with hangar, dual access & buildable plot

EXCLUSIVE



## INFORMATION

Town:	Clefs
Department:	Maine-et-Loire
Bed:	3
Bath:	2
Floor:	112 m <sup>2</sup>
Plot Size:	1116 m <sup>2</sup>

## IN BRIEF

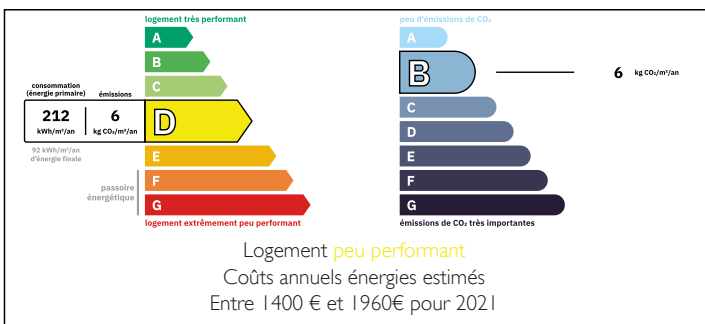
Located in the centre of Clefs, this renovated property offers a rare and practical configuration, with a large hangar benefiting from independent vehicle access via a second entrance to the plot. Ideal for workshop use, storage, a home-based business, or space for vehicles and hobbies.

The bright main house is comfortable and ready to move into, featuring a large kitchen with breakfast bar and a living room opening onto a sunny terrace with bioclimatic pergola. A bedroom and shower room are available on each floor, while a recently converted annexe provides an additional bedroom or office and laundry room.

The enclosed garden also includes a large wooden garage and land in Zone Ua, offering potential for future development (subject to planning).

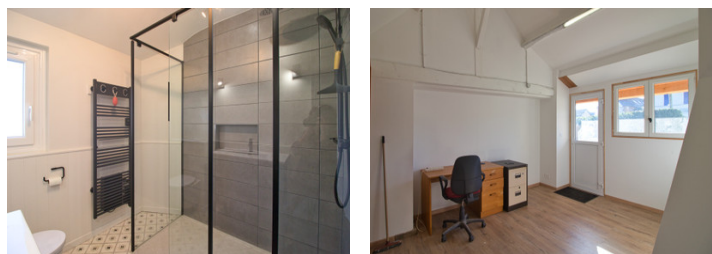
Amenities including café, restaurant, bakery,

## 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

This renovated village property offers a rare and highly practical configuration, combining a comfortable home with extensive outbuildings and independent vehicle access to a large hangar. A second wide entrance at the bottom end of the plot allows direct vehicle access, making the property particularly suitable for workshop use, storage, vehicle parking or a home-based professional activity.

The house has been fully modernised and benefits from mains drainage, new electrics and plumbing, good insulation, injected damp-proofing and double glazing throughout. Heating is provided by a 2 kW electric feature fireplace supplemented by electric radiators in the main rooms. The enclosed plot includes a wall and hedge providing privacy along one side, a secure double gate to the front patio area, and a second 4.5 m wide gate at the bottom of the garden giving access to the hangar.

On the ground floor, the kitchen (20 m<sup>2</sup>) includes fitted units, a large pantry cupboard, breakfast bar, gas hob, dual oven and microwave, with bright windows overlooking the garden. A corridor leads to a modern shower room with Italian-style glass shower, suspended WC and vanity unit, bedroom 1 (12.5 m<sup>2</sup>) with fitted wardrobes, and a living room (28 m<sup>2</sup>) with feature electric fireplace and built-in cupboards opening onto the terrace.

Upstairs, the landing includes fitted storage and space for a small office, and leads to bedroom 2 (12 m<sup>2</sup>) with fitted wardrobe and shower room with WC.

A recently converted and fully insulated annex with water and electricity provides...

## LOCAL TAXES

**Taxe foncière: 684 EUR**

## NOTES