

single story detached house built in 2012 with garden, parking and terrace - close to amenities.

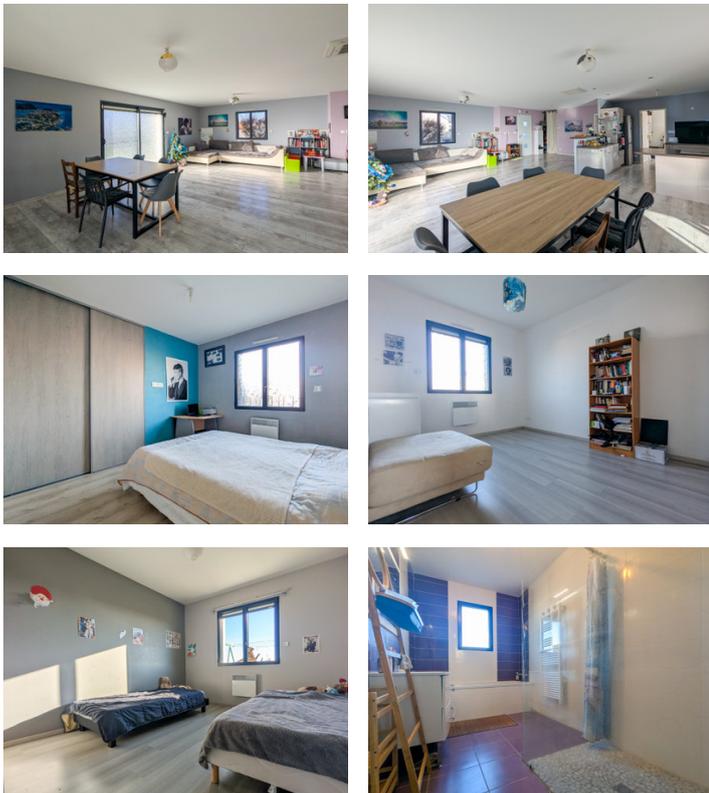


## INFORMATION

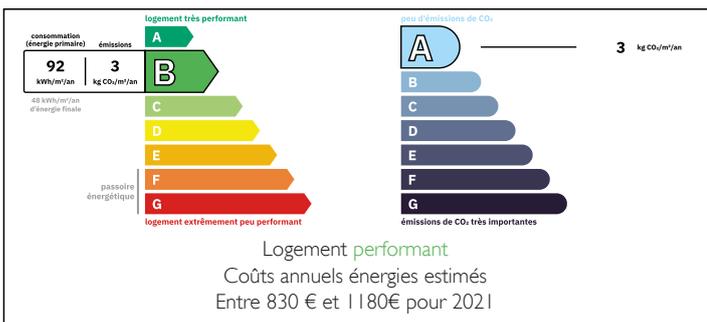
Town:	Brain-sur-Allonnes
Department:	Maine-et-Loire
Bed:	4
Bath:	1
Floor:	139 m <sup>2</sup>
Plot Size:	558 m <sup>2</sup>

## IN BRIEF

Modern 4-bedroom family home (139 m<sup>2</sup>) in the commune of Brain sur Allonnes, built in 2012 and Ideal as a lock up and leave property. Featuring an open-plan living area, with reversible air conditioning, double glazing and electric heating. Set on a 558 m<sup>2</sup> landscaped plot with terrace and parking, close to essential amenities including a school, shop, bar and outdoor swimming pool.



## 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

Built in 2014, this well-presented 139 m<sup>2</sup> family home offers comfortable modern living in a pleasant and practical setting. The property features a bright open-plan living, dining, and kitchen area, complemented by a pantry for added storage and convenience. A sun room extends the living space, providing a light-filled area ideal for relaxing year-round. The house comprises four generously sized bedrooms, a family bathroom with both a bath and a separate shower - a separate toilet ensures practicality for family life. Comfort is assured with a heat pump, reversible air conditioning and separate electric heating throughout the home. Set on a 558 m<sup>2</sup> plot, the outdoor space is mainly laid to lawn to the rear of the property, offering plenty of room for children, pets, or gardening. A terrace provides an ideal spot for outdoor dining, and the property also benefits from a dedicated parking space. Ideally located between the towns of Saumur and Bourgueil an area rich in history and tourism, Brain sur Allonnes offers outdoor activities with hiking and cycling routes through the forest, an outdoor community pool and the Loire river close by. This home offers a convenient lifestyle with essential amenities close at hand — perfect for families or those seeking a balance between comfort and community living.

## LOCAL TAXES

**Taxe foncière: 1149 EUR**

**Taxe habitation: EUR**

## NOTES

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>