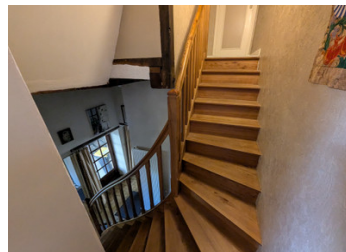


A 5 bedroom house with separate studio apartment in addition to 280 M of additional rooms for development



INFORMATION

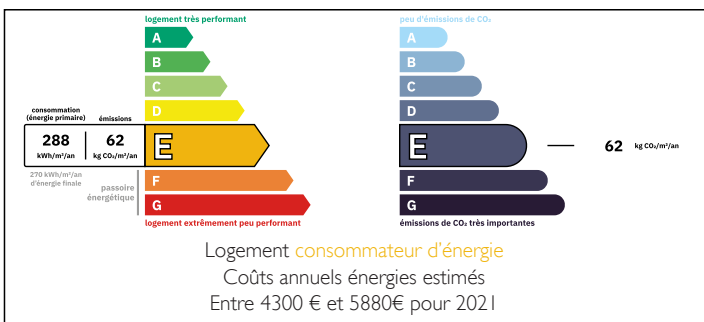
Town:	Terranjou
Department:	Maine-et-Loire
Bed:	6
Bath:	2
Floor:	175 m2
Plot Size:	546 m2



IN BRIEF

Located in the heart of Martigné-Briand, a village known for its role in the final stages of the War in the Vendée, this house offers a rare opportunity. The entire street has belonged to the same family for more than 140 years, an exceptional situation that gives the area a unique historical coherence. Several neighbouring properties can also be acquired, making it possible to envision a larger scale project.

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

A Character property in the heart of the village, part of a street owned by the same family for over 140 years. Several neighbouring houses also available. (see A43674MGO49)

The complex enjoys a 5 bedroom property in addition to a self contacted studio apartment, there are numerous other rooms / spaces that can be developed

The garden / court yard area are a manageable size and there is a 2 story workshop.

This property provides an excellent Opportunity to live in whilst maximising the properties full potential Located back from the main road with easy access to local amenities.

Angers and Saumur approx. 30 km.

This really is an Ideal renovation project with strong potential.

LOCAL TAXES

Taxe habitation: EUR

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

NOTES