

House in La Chapelle Glain with outbuildings and 626m2 of land. The property is part of an old farm long house the second part of which is...



## INFORMATION

Town:	La Chapelle-Glain
Department:	Loire-Atlantique
Bed:	1
Bath:	1
Floor:	0 m2
Plot Size:	626 m2



## IN BRIEF

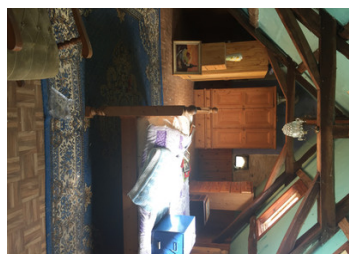
This delightful semi-detached house has so much to offer. At the present only one bedroom but could easily be split into two or have an upstairs bathroom. This Longere style house, with attached neighbours, who are also selling, would make a wonderful addition to this property, making it complete to it's original one house status. see advert

## ENERGY - DPE

DPE in progress.

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

There is a wonderful calm and tranquil feeling as you approach this property. You enter the house into the large dining room with mosaic tiled floor which could hold many family meals around the table. This then leads you to a gully style kitchen with fitted cupboards, which then leads to a large partly tiled 4 piece bathroom comprising of a bath, sink, wc and bidet. The tiled floor leads you then onto another room for storage. To the left of the dining room the door takes you to a very large lounge, wood burner fire and again with mosaic tiles on the floor. The wooden staircase in the corner of this room takes you up to the extremely large attic bedroom. Wooden beams, Velux windows and full length opening double doors for extra light. This room could easily be divided into two bedrooms, make a walk in wardrobe or an en suite bathroom or both!

(Approx)  
Kitchen - 10m<sup>2</sup>  
Dining Room - 9.5m<sup>2</sup>  
Lounge - 33m<sup>2</sup>  
Bathroom - 9m<sup>2</sup>  
Store Room - 6m<sup>2</sup>  
Bedroom - 32m<sup>2</sup>  
Garage - 10m<sup>2</sup>

The garden is of good manageable size with fruit trees. On the end of the property there is a small garage and a lean to which holds a small dog kennel and a small green house. At the other end of the Longere there is a stone and slate shed building attached which is also part of this property used for storage.

On Mains Electric and Water. ...

## LOCAL TAXES

Taxe habitation: EUR

## NOTES