

brand new 2 bedroom apartment in the heart of Cholet.



## INFORMATION

|                |                |
|----------------|----------------|
| Town:          | Cholet         |
| Department:    | Maine-et-Loire |
| Bed:           | 2              |
| Bath:          | 1              |
| Floor:         | 61.01 m2       |
| Outside Space: | 17 m2          |

## IN BRIEF

Brand new 3 bedroom apartment with large terrace in the heart of Cholet



## ENERGY - DPE

DPE not required.

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

In Maine-et-Loire, located at the crossroads and connected to Paris in just 2h30 by TGV, Cholet combines accessibility and strategic location. You are about 45 minutes by car from the town of Nantes and Angers, 1 hour from the airport Nantes International Airport, 25 minutes from the very famous park Puy-du-Fou and only 1h10 from the beaches of Sables d'Olonne.

Fully enclosed residence includes:

- Access control by digicode, intercom or intratone
- Solid core landing door with safety lock
- 3 points A2P\*
- Underground car parks / Closed outdoor car parks
- Remote controlled parking gate
- Secure elevators for basement access

Decoration

- Wall tiles around bathtubs and shower trays
- White paint finish on walls and ceilings
- Flexible floor covering in all rooms

Comfort and control of your consumption

- Concealment of all windows on the ground floor and on the bedrooms upstairs
- Mixer taps in the bathrooms and bathrooms

- RJ45 socket (TV/internet/telephone) in the living room and the rooms

Examples of achievements

Common parts

- Decoration of the entrance halls designed by the architect: decorative covering and mirrors on the walls, tiling on the floor
- Bike/stroller rooms.

Very nice real estate complex.

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

## NOTES