

Charming cottage partly renovated in a quiet hamlet.



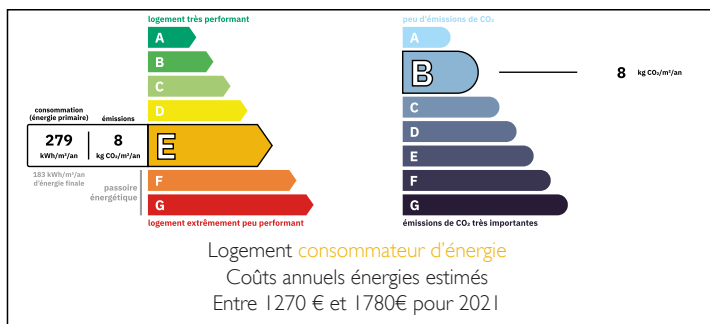
## INFORMATION

|             |                |
|-------------|----------------|
| Town:       | Lys-Haut-Layon |
| Department: | Maine-et-Loire |
| Bed:        | 2              |
| Bath:       | 2              |
| Floor:      | 115 m2         |
| Plot Size:  | 792 m2         |

## IN BRIEF

Charming cottage partly renovated in a quiet hamlet and 1,6 kms from all amenities, 13 kms from Doué La Fontaine and 32 Kms from the historical town of Saumur.

## 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

Located in a peaceful hamlet in the heart of the magnificent Anjou vineyards, this house, currently under renovation, offers an exceptional living environment.

Built on a private garden, it combines modern comfort with authentic charm.

The house, already partially renovated, features a functional kitchen and a practical pantry. The spacious and bright large living-dining room promises convivial moments. The large mezzanine bedroom boasts a beautiful high ceiling, enhancing its warm character.

A second bedroom, equipped with an en-suite, provides an intimate resting space. The house also includes a separate WC and a shower room. Two convertible attic spaces offer extension potential to personalize your space according to your needs.

A large 60 m<sup>2</sup> garage completes the property, offering numerous possibilities for storage or conversion.

High-quality finishes are evident in the details: PVC double glazing for optimal insulation, underfloor heating via a heat pump for maximum comfort. The charm of the house is reinforced by traditional floor tiles and exposed beams that highlight its unique character.\*\*

This property represents a rare opportunity to acquire a house with enormous potential in an idyllic setting, combining modern comfort and old-world charm.

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

## LOCAL TAXES

**Taxe foncière:** 322 EUR

**Taxe habitation:** EUR

## NOTES