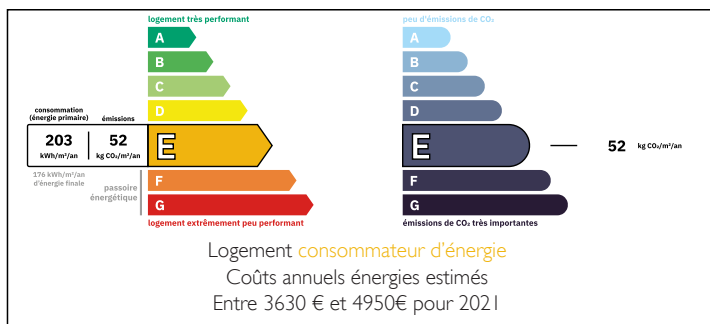


Attractive 3 bed village house, with barn and large garden



ENERGY - DPE



INFORMATION

Town:	Baugé-en-Anjou
Department:	Maine-et-Loire
Bed:	3
Bath:	3
Floor:	150 m2
Plot Size:	3675 m2

IN BRIEF

Spacious 3-bedroom house, with courtyard and barn, and large terrace overlooking private garden, in the centre of a small village.

The property is tucked off a quiet lane behind the church.

8km and 17km respectively from Baugé and Le Lude, with their châteaux, shops, restaurants, supermarkets, and 13 km from La Flèche, the tourism centre of La Sarthe with its renown zoo and military academy. Baugé also boasts the area's most beautiful 18 hole golf course..

Easy access to Normandy and Brittany ferry ports, 72 km to Tours (with international airport, with regular flights throughout the year to London Stansted, Porto, Marseille and Marrakech), 48 km to Angers, 60 km to Le Mans - all with TGV stations linked to Paris and the rest of France.

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.



LOCAL TAXES

Taxe foncière: 700 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

This property has been tastefully renovated, retaining beautiful traditional features such as the beams, exposed stone walls and fireplaces. Most rooms have attractive oak-faced floorboards, in keeping with the style of the property.

It is south facing, and the downstairs rooms are flooded with light.

Oil central heating, double glazing, roof in good condition, mains drains.

Accessed through large gates, opening into the courtyard. The house and barn sit on either side of the courtyard, and ahead is a wall with gate leading to the large, private garden.

GROUND FLOOR

DINING ROOM (32 m²), dual aspect with French windows to courtyard, and to the terrace and garden. Fireplace (not currently in use). Staircase to first floor.

KITCHEN (20 m²), dual aspect, fitted, with dishwasher, oven and gas hob, extractor fan. Walk-in pantry.

SITTING ROOM (30 m²), with window and door to the courtyard. Large feature open fireplace

REAR HALL (2.4 m²) with storage cupboard

BEDROOM 1 (9 m²) with fitted cupboard

SHOWER ROOM (7.8 m²), with shower, basin and WC, and plumbing for washing machine

FIRST FLOOR - feature exposed beams throughout
LANDING (3 m²)

BEDROOM 2 (13.2 m²), with ensuite **BATHROOM** (10.5 m²) with shower, roll-top bath, basin and macerator WC

BEDROOM 3 (13.8 m²), with ensuite **SHOWER ROOM** (2.4 m²) with shower, basin and macerator WC

STUDY/DRESSING ROOM/BEDROOM 4 (4.5 m²), with access to boiler room

OUTSIDE