

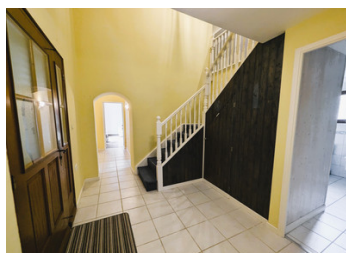
Spacious 4-bedroom family property with large enclosed garden, close to a lively village and large city.

EXCLUSIVE



INFORMATION

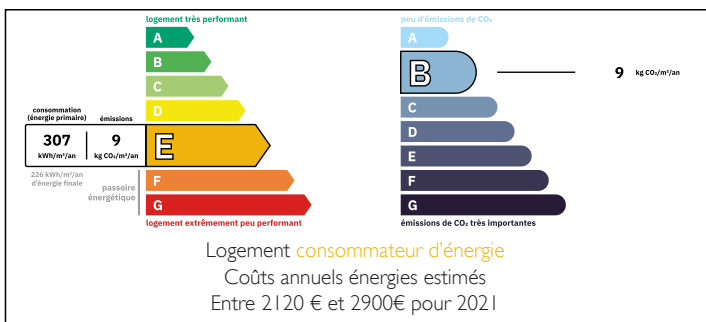
Town:	Longué-Jumelles
Department:	Maine-et-Loire
Bed:	4
Bath:	1
Floor:	125 m2
Plot Size:	610 m2



IN BRIEF

This large property is ideal for families, commuters or a holiday home. Benefitting from an enclosed garden, spacious family rooms and 4 bedrooms, including one on the ground floor, it can become a beautiful home with some minor redecoration. Less than 2km from the centre of Longué, with many amenities, 20 mins drive from Saumur and 30 mins drive from Angers, it is well located for daily life or tourism. Nearby airports include Tours (92km), Nantes (144km), and Paris (290-330km.)

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

GROUND FLOOR

Large entrance opening to the landing above (2.2 x 3.3m)

Salon with fireplace and french doors with a view of the garden (4.9 x 5.3m)

Kitchen-dining room with external door and large fireplace (5.3 x 5m)

Bath and shower room (2 x 3.3m)

Bedroom 1 or office room (4 x 2.4m)

FIRST FLOOR

Master bedroom (Bedroom 2) (3.7 x 5.2m) with large storage cupboard/wardrobe (1 x 2.8m) and laundry room 1 x 2.4m)

Bedroom 3 with cupboard (5.2 x 4.9m)

Bedroom 4 or office room (3 x 2.8m)

WC (1.1 x 2m)

Large landing space for library, storage or office space

GARDEN

Enclosed garden with space for parking, patio, lawns and shed.

South facing to capture the sun.

DPE - E

Septic tank

LOCAL TAXES

Taxe habitation: EUR

NOTES

The 1st floor of the property was converted in the last 25 years and a double french door has been added more recently to bring in lots of light to the living room. It is in need of minor decorative renovation and should be viewed to see its full potential as your dream home!

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