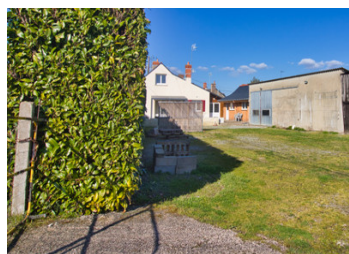


Renovated village property with hangar, dual access & buildable plot

EXCLUSIVE



INFORMATION

Town:	Clefs
Department:	Maine-et-Loire
Bed:	3
Bath:	2
Floor:	112 m2
Plot Size:	1116 m2

IN BRIEF

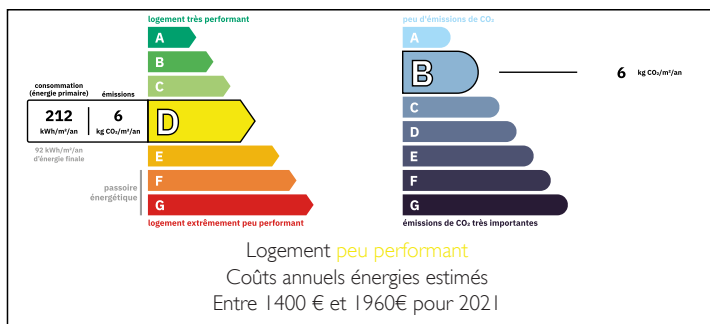
Located in the centre of Clefs, this renovated property offers a rare and practical configuration, with a large hangar benefiting from independent vehicle access via a second entrance to the plot. Ideal for workshop use, storage, a home-based business, or space for vehicles and hobbies.

The bright main house is comfortable and ready to move into, featuring a large kitchen with breakfast bar and a living room opening onto a sunny terrace with bioclimatic pergola. A bedroom and shower room are available on each floor, while a recently converted annexe provides an additional bedroom or office and laundry room.

The enclosed garden also includes a large wooden garage and land in Zone Ua, offering potential for future development (subject to planning).

Amenities including café, restaurant, bakery,

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.



LOCAL TAXES

Taxe foncière: **684 EUR**

NOTES

DESCRIPTION

This renovated village property offers a rare and highly practical configuration, combining a comfortable home with extensive outbuildings and independent vehicle access to a large hangar. A second wide entrance at the bottom end of the plot allows direct vehicle access, making the property particularly suitable for workshop use, storage, vehicle parking or a home-based professional activity.

The house has been fully modernised and benefits from mains drainage, new electrics and plumbing, good insulation, injected damp-proofing and double glazing throughout. Heating is provided by a 2 kW electric feature fireplace supplemented by electric radiators in the main rooms. The enclosed plot includes a wall and hedge providing privacy along one side, a secure double gate to the front patio area, and a second 4.5 m wide gate at the bottom of the garden giving access to the hangar.

On the ground floor, the kitchen (20 m²) includes fitted units, a large pantry cupboard, breakfast bar, gas hob, dual oven and microwave, with bright windows overlooking the garden. A corridor leads to a modern shower room with Italian-style glass shower, suspended WC and vanity unit, bedroom 1 (12.5 m²) with fitted wardrobes, and a living room (28 m²) with feature electric fireplace and built-in cupboards opening onto the terrace.

Upstairs, the landing includes fitted storage and space for a small office, and leads to bedroom 2 (12 m²) with fitted wardrobe and shower room with WC.

A recently converted and fully insulated annex with water and electricity provides...