



Ref: A40752ELE49 Price: 199 500 EUR

agency fees included: 8 % TTC to be paid by the buyer (184 723 EUR without fees)

Recently renovated 2/3 bed home with annexe, workshop & bioclimatic pergola in a friendly small town



INFORMATION

Town: Clefs

Department: Maine-et-Loire

Bed: 3

Bath: 2

Floor: I 12 m2
Plot Size: I 116 m2













IN BRIEF

Bright, versatile, and full of character, this home features a large kitchen with breakfast bar and a living room opening onto a sunny terrace with a stylish bioclimatic pergola — perfect for outdoor dining or relaxing.

The main house offers a bedroom and shower room on both floors, while a recently converted annexe provides extra bedroom or office space and a handy laundry room.

Outside, enjoy a private enclosed garden, a large wooden garage, and a huge hangar/workshop for hobbies or storage.

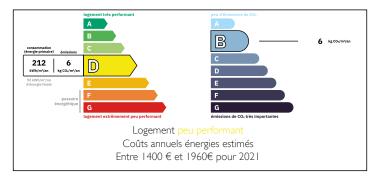
Located in Clefs, the property is within walking distance of all local amenities: café, restaurant, school, nurses surgery, bakers...

It is ideally situated just 8.5 km from La Flèche, home to the Prytanée National and Zoo de La Flèche, 9.5

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.

ENERGY - DPE



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LOCAL TAXES

Taxe foncière: 684 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Fully modernised property benefiting from mains drains, new electrics and plumbing, good insulation, injected damp-proofing in walls and double glazing throughout. Efficient 2 kW electric feature fireplace supplemented by electric radiators in all main rooms.

The plot is fully enclosed. A wall and hedge provide privacy and greenery down one side, and a secure double gate for car access, and the bottom of the garden has a wire fence with 4.5m wide wire gate, and recently planted hedging.

HOUSE (83.5 m2)

GROUND FLOOR

KITCHEN (20 m2) with floor and wall units, built-in large pantry cupboard, breakfast bar, gas hob, dual oven and microwave, large bright windows CORRIDOR (4.6 m2)

SHOWER ROOM (2.5 m2), large Italian modern glass shower, suspended WC and large 2 drawer vanity unit

BEDROOM I (12.5 m2), with large fitted built-in wardrobes

LIVING ROOM (28 m2), feature flame effect electric fireplace and built-in cupboards/wall units

FIRST FLOOR

LANDING (4.5 m2) with fitted cupboard, and space for small office

BEDROOM 2 (12 m2) with fitted wardrobe and SHOWER ROOM with WC

OUTBUILDINGS

- I. Newly converted, fully insulated, with water, electricity, new roof, windows and doors, and cladding: UTILITY ROOM (13 m2) and OFFICE/BEDROOM 3 (14.7 m2), with CELLAR below
- 2. 60 m2 HANGAR very unusual asset in a village property
- 3, WOODEN GARAGE/SHED