

A 3 bedroom renovation property located in the heart of the historic village



INFORMATION

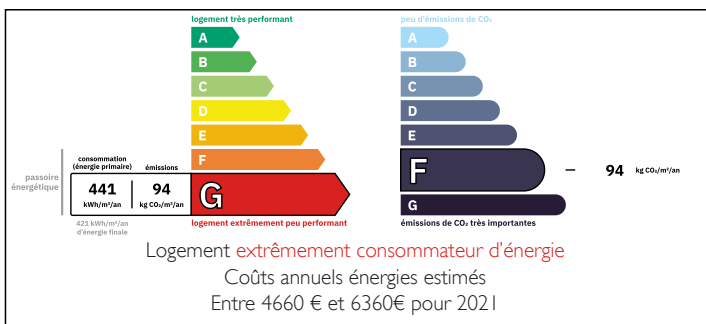
Town:	Terranjou
Department:	Maine-et-Loire
Bed:	3
Bath:	1
Floor:	106 m ²
Plot Size:	91 m ²

IN BRIEF

Located in the heart of Martigné-Briand, a village known for its role in the final stages of the War in the Vendée, this house offers a rare opportunity. The entire street has belonged to the same family for more than 140 years, an exceptional situation that gives the area a unique historical coherence. Several neighbouring properties can also be acquired, making it possible to envision a larger scale project.



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

Character property in the heart of the village, part of a street owned by the same family for over 140 years. Several neighbouring houses also available.

Ground floor: kitchen, lounge with wood burner.

First floor: 2 bedrooms, walkthrough bedroom, 2 smaller rooms, bathroom, W.C.

Additional: large Loft suitable for conversion, separate boiler room and Cave

Please note that the area of the property is 91 M² there is no outside space such as a garden

Located on the main road with easy access to local amenities.

Angers and Saumur approx. 30 km.

Ideal renovation project with strong potential.

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

LOCAL TAXES

Taxe habitation:

EUR

NOTES