



## Single Storey Villa With Garden and Above Ground Pool



### Ügynök információ

|                      |   |
|----------------------|---|
| Név:                 | David Evans   |
| Cégnév:              | Cle France Ltd  |
| Ország:              | United Kingdom  |
| Experience since:    |   |
| Szolgáltatás típusa: | Vásárlás vagy eladás  |
| Specialties:         |   |
| Property Type:       | Apartments, Houses  |
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| Languages:           | English, French   |
| Weboldal:            | <a href="https://clefrance.co.uk">https://clefrance.co.uk</a> |

### Hirdetés részletei

|           |                |
|-----------|----------------|
| Ingatlan: | Eladó          |
| Ár:       | USD 244,822.88 |

### Elhelyezkedés

|                        |                  |
|------------------------|------------------|
| Ország:                | France           |
| Állam/Régió/Tartomány: | Pays de la Loire |
| Írányítószám:          | 49310            |
| Feladta:               | 2024. 06. 03.    |

### Leírás:

In a village offering all amenities, schools and shops, magnificent detached house on the basement composed of an entrance hall, a large living room of more than 30 m2 with pellet stove, a kitchen fully equipped independent, a hallway with cupboards leading to a recent and modern bathroom, two bright bedrooms, 1 WC. In the basement, garage with motorised door, 1 toilet with an additional bedroom, a laundry room, a cellar and a storage workshop.

The land is superbly maintained and wooded, with a surface area of 654 m2, you can enjoy relaxing with family or friends with a large terrace hosting an above-ground swimming pool for sunny days, a barbecue for your moments of sharing, a beautiful wooden pergola on a paved terrace not overlooked completes this property.

The whole is brought up to date, modern, subtly decorated.

No work required, just put your bags down in this little haven of peace where you can enjoy your magnificent exterior.

Numerous works have been carried out over the past 6 years on this house such as the exterior insulation of the northern part, the insulation of the attic, the change of the PVC openings with shutters, electric, the



bathroom etc.

To visit without delay.

New diagnostics in progress following work carried out since purchase

The department of Maine-et-Loire is one of the five departments making up the Pays de la Loire region. The name of the department comes from the Maine and Loire rivers that meander through the area. Main towns are Angers, Cholet, Saumur, Segre, Chemille and Doue-la-Fontaine.

The Maine-et-Loire department is classified as a UNESCO World Heritage site and boasts many historical monuments, unspoiled nature trails and great landscapes. The Val de Loire offers rich historical and cultural heritage and is located between Angers and Tours.

The area of Maine-et-Loire benefits from a temperate ocean climate and there is an abundance of interesting places to visit. The Loire Valley is home to some of the most beautiful chateaux in France: Chateaux of Haute Guerche, Breze, Parney, Brissac, Martigne-Briand, Challain la Potherie or Montreuil Bellay are all worth visiting.

We at Cle France specialise in Property for sale in France through our network of Agents and French Registered High Street Estate Agents. We have sold thousands of houses for sale in France over the years and have helped many find and buy their dream home in France.

We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.

All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.

Indeed please feel free to use the 'MAKE AN ENQUIRY' tab above to ask us any questions you have about buying a property in France. Our UK based enquiry office and staff will guide you through the entire buying process step by step from your first contact right up to taking ownership and beyond, all free of charge.

So when you buy through Cle France you can be confident that you are paying no more than the standard commission rates you would pay anyway, but you have the added benefit of a bi-lingual support team.

For everything you need to know about French property visit [www.clefrance.co.uk](http://www.clefrance.co.uk)

Állapot: Good

## **Gyakori**

Hálósobák: 3

Fürdőszobák: 1



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Telekméret: 654 nm

## **Building details**

Outdoor Amenities: Pool

## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID: IX5.798.589

