



Town House in Rural Village



Informazioni sull'Agente

Nome:	David Evans
Nome della ditta:	Cle France Ltd
Nazione:	United Kingdom
Experience since:	
Tipo di servizio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telefono:	+44 (1440) 820-358
Languages:	English, French
Sito web:	https://clefrance.co.uk

Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 158,251.71

Posizione

Nazione:	France
Stato / Regione / Provincia:	Pays de la Loire
Città:	Champtoceaux
Cap:	49270
Pubblicato:	08/07/2024

Descrizione:

Town House in Rural Village with 90 m2 living space ideally located in the town of Champtoceaux, close to schools and local shops. Ideal for an investment (tenant in place until 31/07/2025) or for a first acquisition The property includes:

- Ground floor: an entrance, a living room with cupboard, a kitchen opening onto a small terrace, bathroom water with toilet
- Upstairs: landing and 2 large bedrooms.

In annex: small terrace, garden and garage not attached to the house.

This house has a lot of potential and needs to be renovated.

Annual rent: 7012.68 Euro.

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

Condizione: Good

Comune

Camere da letto: 2
Bagni: 1
Dimensione del lotto: 121 mq

Lease terms

Date Available:

Contact information

IMLIX ID: IX5.889.328



IMLIX

Mercato Immobiliare IMLIX
<https://www.imlix.com/it/>

