



## Superb House with Pool and Pond



### Informazioni sull'Agente

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### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	EUR 358,900

#### Posizione

Nazione:	France
Stato / Regione / Provincia:	Pays de la Loire
Città:	Saint-Macaire-en-Mauges
Cap:	49450
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#### Descrizione:

In a quiet village, two minutes from the town of Saint Macaire en Mauges, 15 minutes from Cholet. Come and visit this family home of character with beautiful volumes, with all the comfort of a holiday home. It consists of:

- Ground floor: a living room of 25m<sup>2</sup> with fireplace insert, terracotta floor tiles and stone walls. A bedroom on solid parquet flooring of 18m<sup>2</sup>. A dining room with high ceilings and exposed beams of 27m<sup>2</sup> with wood stove, with kitchen opening onto a pretty terrace with its barbecue. A bathroom, a separate toilet and a laundry room.

- Upstairs: a landing serving two large bedrooms of 27 and 21 m<sup>2</sup>, possibility of dividing to create other bedrooms, a shower room with toilet.

A garage of 31m<sup>2</sup>. All on a plot of 1839m<sup>2</sup> enclosed and landscaped, you will enjoy the secure in-ground swimming pool - swimming pool room, a fish pond, a vegetable garden with its workshop at the bottom of the garden, a fruit tree area.



The garden has a well for semi-automatic watering.

Compliant autonomous sanitation.

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.

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## **Comune**

Dimensione del lotto: 1839 mq

## **Utility details**

Heating: Si



## **Building details**

Outdoor Amenities:

Pool

## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID:

IX6.052.499

