



## Detached House with Lovely Garden



### 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:	<a href="https://clefrance.co.uk">https://clefrance.co.uk</a>

### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	EUR 168,000

#### Posizione

Nazione:	France
Stato / Regione / Provincia:	Pays de la Loire
Città:	Chateaufeuf-sur-Sarthe
Cap:	49330
Pubblicato:	05/11/2024

#### Descrizione:

**REDUCED** in price - House with basement in the town of Chateaufeuf-sur-Sarthe, on the same level, you have: 3 bedrooms, a living room/lounge with fireplace, a bathroom (shower and bathtub) in the basement: large storage area: workshop, storage room, garage, laundry room. Stair lift between the basement and the upper floor.

#### Basement

Double Glazing  
Fireplace with chimney

#### Room Sizes:

Entrance: 4.50m<sup>2</sup>  
Corridor: 5.40m<sup>2</sup>  
Cupboards: 1m<sup>2</sup>  
Kitchen: 10.45m<sup>2</sup>  
Living Room: 26.00m<sup>2</sup>  
Bathroom: 5.75m<sup>2</sup>



Bedroom 1: 9.75m<sup>2</sup>  
Bedroom 2: 12m<sup>2</sup>  
Bedroom 3: 12m<sup>2</sup>  
WC: 1m<sup>2</sup>

House from the 1970s: structural work in good condition, interior makeover required.

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, Segré, Chemillé and Doué-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 châteaux in France: Châteaux of Haute-Guerche, Brezé, Parthenay, Brissac, Martigné-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)

## Comune

Camere da letto:	3
Bagni:	1



Dimensione del lotto: 703 mq

## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID: IX6.309.976

