



## Detached House with Landscaped Garden



### Agent Info

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Experience since:	
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Specialties:	
Property Type:	Apartments, Houses
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### Advertentie details

Vastgoed voor:	Koop
Prijs:	EUR 211,000

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Pays de la Loire
Plaats:	Mire
Postcode:	49330
Geplaatst:	07-10-2024

### Omschrijving:

REDUCED in price - Detached House of good quality, from the beginning of the 1980s, on a beautiful landscaped plot of 2400 m<sup>2</sup>, with a view of the surrounding countryside. The assets of this house are very numerous: - Elegant construction with granite stone opening surrounds - Beautiful luminosity with a living room - Living room (semi-open kitchen) of 60 m<sup>2</sup> - 4 bedrooms and a convertible attic (staircase in place) - Full basement with double garage, laundry room, cellar.

- A landscaped plot with countryside view.

Reversible air-air heat pump.

Thermodynamic water heater.

Pellet insert.

Very pleasant house, ideal for a family.

Located in a quiet area, close to amenities (school, shops, etc.) and 8 minutes from Morannes train station.



ADDITIONAL PHOTOS and INFORMATION on request.

Agency Fees including tax payable by the purchaser

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)

## **Algemeen**

Slaapkamers:	4
Badkamers:	2
Lot Afmeting:	2405 m <sup>2</sup>



## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID:

IX6.159.987

