



Single Storey Detached Villa With Garden



Agent Info

Name:	David Evans
Company	Cle France Ltd
Name:	
Country:	United Kingdom
Experience since:	
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Phone:	+44 (1440) 820-358
Languages:	English, French
Website:	https://clefrance.co.uk

Listing details

Property for:	Sale
Price:	EUR 199,000

Location

Country:	France
State/Region/Province:	Pays de la Loire
City:	Andreze
ZIP code:	49600
Posted:	Sep 02, 2024

Description:

REDUCED in price - Single Storey Detached Villa With Garden in the village of Andreze, single-storey pavilion built in 2000 with a living area of 81 m² composed of a living room/living room and fully equipped open kitchen, hallway leading to 1 WC, a bathroom bathrooms, 3 bedrooms with cupboards. A laundry room completes the property as well as a partly fitted garage with a water point.

Outside you can enjoy beautiful sunshine in the South, not overlooked with a tiled terrace of 52 m², enclosed land with trees of 821 m².

Close to all shops, schools, 5 minutes from Beaupreau-en-Magues, in a small, quiet village.

To visit without delay.

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

Condition: Good

Common

Bedrooms:	3
Bathrooms:	1
Lot Size:	821 sq m

Lease terms

Date Available:

Contact information

IMLIX ID: IX6.052.543



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