



## Detached House with Garden in Quiet Location



### Информация об агенте

Название:	David Evans
Название компании:	Cle France Ltd
Страна:	Великобритания
Experience since:	
Тип услуг:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Телефон:	+44 (1440) 820-358
Languages:	English, French
Веб-сайт:	<a href="https://clefrance.co.uk">https://clefrance.co.uk</a>

### Детали объявления

Недвижимость:	На продажу
Цена:	USD 376,478.49

### Местоположение

Страна:	Франция
Область:	Земли Луары
Город:	La Possonniere
Почтовый индекс:	49170
Добавлено:	07.10.2024

#### Описание:

Detached house of 133.25 m2 of living space and 235.89 m2 of usable space, nestled on a large plot of 1441 m2. This unique property offers a convertible attic of 85 m2, a multipurpose basement and a south-facing terrace, not overlooked, ideal for enjoying the sun in complete privacy. The proximity of the train station allows you to reach Cholet, Nantes or Angers in just 9 minutes, for an easier city and daily life.

Living area: 133.25 m2

Total usable area: 235.89 m2

Land: 1441 m2

Convertible attic: 85 m2 usable space offering considerable potential for additional developments (bedrooms, office, games room, etc.). 4 bedrooms, including 3 on one level, offering comfort and accessibility. 1 shower room. 1 separate toilet. 1 kitchen open to a friendly dining room, itself open to a welcoming and spacious living room.

Full basement with multiple possibilities, a modular space that can be arranged according to your needs



and desires (gym, music room, laundry room, creative workshop, etc.) 1 triple garage, south-facing terrace without any overlooking neighbours, perfect for relaxing, eating outside or enjoying family time in a preserved setting. Independent workshop, for DIY enthusiasts or creators. Shed, ideal for storing gardening equipment.

Close to the train station, connecting Cholet, Nantes or Angers in just 9 minutes, for easy and quick travel.

This house offers comfort, an intimate setting, and strong development potential.

Don't miss the opportunity to visit it.

Property Tax: 1050 Euro.

Apologies for the For Sale overlay on the images, this particular agent is in a very competitive sector and wishes to protect their images from being copied. If you want to see clean images of this listing simply Make an Enquiry and we will respond.

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)

## **Общие**

Спальни:	3
Ванные комнаты:	1
Площадь участка:	1441 кв м

## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID: IX6.159.819

