



## Surprisingly Spacious Property in a Great Location



### Στοιχεία μεσίτη

|                   |   |
|-------------------|---|
| Όνομα:            | David Evans   |
| Όνομα εταιρείας:  | Cle France Ltd  |
| Χώρα:             | United Kingdom  |
| Experience since: |   |
| Τύπος υπηρεσίας:  | Selling a Property  |
| Specialties:      |   |
| Property Type:    | Apartments, Houses  |
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| Languages:        | English, French   |
| Site:             | <a href="https://clefrance.co.uk">https://clefrance.co.uk</a> |

### Στοιχεία καταχώρησης

|              |                |
|--------------|----------------|
| Ακίνητο για: | Πώληση         |
| Τιμή:        | USD 207,087.34 |

### Τοποθεσία

|                        |                  |
|------------------------|------------------|
| Χώρα:                  | France           |
| Νομός/Περιοχή/Επαρχία: | Pays de la Loire |
| Πόλη:                  | Cholet           |
| Ταχυδρομικός κωδικός:  | 49300            |
| Δημοσιεύθηκε:          | 10/02/2026       |

#### Περιγραφή:

Nestled in the Sacre-Cœur district, close to all amenities. Located in the sought-after Sacre-Cœur area, this townhouse, renovated in 2025, offers 84.55 m2 of living space (Carrez Law), spread over two levels.

- Ground floor: you will find an entrance hall, a beautiful, bright 34 m2 living room, a brand-new, fully equipped kitchen with appliances, opening through French doors onto the terrace and garden, as well as a separate toilet and a laundry room.

Upstairs: a landing leads to two bedrooms with dressing rooms, a bathroom, and a second toilet.

The entire property has benefited from numerous recent renovations: new kitchen, insulation, new electrical wiring and panel, replacement of skylights, and a complete refresh.

- Outside: you will enjoy a fully walled courtyard and a sunny terrace equipped with an awning, ideal for sunny days.

Mains gas heating, turnkey house, no work required.



Ideal for first-time buyers or young couples, close to shops, schools and transport.

Apologies for the triangle 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)

## **Κοινά**

|                 |   |
|-----------------|---|
| Κρεβατοκάμαρες: | 2 |
| Μπάνια:         | 1 |



Μέγεθος αυλής: 25 τ.μ

### Utility details

Heating: Ναί

### Lease terms

Date Available:

### Contact information

IMLIX ID: IX8.167.194

