



## Penthouse Apartment with Terrace and View



### Information de l'agent

Nom:	David Evans
Nom de compagnie:	Cle France Ltd
Pays:	Royaume-Uni
Experience since:	
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Téléphone:	+44 (1440) 820-358
Languages:	English, French
Site web:	<a href="https://clefrance.co.uk">https://clefrance.co.uk</a>

### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 540,371.95

#### Location

Pays:	France
État/Région/Province:	Pays de la Loire
Ville:	Cholet
Indicatif régional:	49300
Soumis:	19/02/2024

#### Description:

**REDUCED in price** - On the top floor of a 2-storey building, near the city center of Cholet, off-plan sale of a 145 m2 penthouse with private terrace of 100 m2, 360° panoramic view and private parking spaces in the future AMARYS residence which will be delivered at the end of March 2025. The apartment includes a living room of 70 m2 with open kitchen, a master suite with bathroom, 3 bedrooms of 11 to 13 m2 with bathrooms, separate WC and hallway. Laminate or tiled flooring in the living room, electric heating.

The building is equipped with shared bicycle garage, trash room, private elevator to the second floor, electric gate and digital code, fully secure, private courtyard for indoor parking.

This property is eligible for the Pinel Law allowing you a tax reduction as part of a rental investment.

Another system, the zero-rate loan (eligible under conditions).

Reduced notary fees.



---

The residence is located near the Cuddles district, close to Place des Halles and all the amenities of the city centre.

Nearby train station and public transport.

For any reservation contract signed before May 15, 2024, we offer you the fitted kitchen of your choice, fully equipped with quality materials and appliances.

More information on request.

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)

Condition: Good



---

## Commun

Chambres:	3
Salle de bains:	2
Dimesions du lot:	25 m <sup>2</sup>

## Room details

Indoor Features:	Fitted kitchen
------------------	----------------

## Utility details

Heating:	Oui
----------	-----

## Building details

Building Amenities:	Elevator
---------------------	----------

## Lease terms

Date Available:	
-----------------	--

## Contact information

IMLIX ID:	IX5.494.579
-----------	-------------

