



## Stunning House with Swimming Pool



### Information de l'agent

Nom:	David Evans
Nom de compagnie:	Cle France Ltd
Pays:	Royaume-Uni
Expérience since:	
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Languages:	English, French
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### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 296,084.47

### Location

Pays:	France
État/Région/Province:	Pays de la Loire
Ville:	Beaufort-en-Vallee
Indicatif régional:	49250
Soumis:	19/11/2024

### Description:

**REDUCED** in price - Discover this beautiful 153 m2 house, full of potential, located just 5 minutes from the center of Beaufort-en-Vallee. Please note, each first photo has been reworked to help you project yourself.

- Ground floor: Upon entering, you will be greeted by a living room with fireplace, followed by a separate kitchen. The ground floor also includes an office, a boiler room and a toilet.

- 1st floor: four beautiful bedrooms and a bathroom, equipped with a shower and a bathtub. On the 2nd floor, an attic completes this town house.

- Outside: enjoy a stone courtyard for your moments of relaxation, an outbuilding that can easily be transformed into a guest house or rental accommodation, as well as a room of almost 100 m2 that can accommodate up to six cars, or just waiting to be transformed into an extraordinary home.

All on an enclosed plot of more than 650 m2, ideal for lovers of authenticity and calm.



This town house offers a pleasant and calm living environment, while being close to amenities.

With its development potential and its independent outbuilding, it also allows you to consider rental income.

Don't wait any longer.

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)



## Commun

Chambres: 4  
Salle de bains: 2  
Dimensions du lot: 656 m<sup>2</sup>

## Utility details

Heating: Oui

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX6.400.219

