



## Detached Country House with Open Views



### Ügynök információ

Név:	David Evans
Cégnév:	Cle France Ltd
Ország:	United Kingdom
Experience since:	
Szolgáltatás típusa:	Vásárlás vagy eladás
Specialties:	
Property Type:	Apartments, Houses
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### Hirdetés részletei

Ingatlan:	Eladó
Ár:	USD 461,772.58

### Elhelyezkedés

Ország:	France
Állam/Régió/Tartomány:	Pays de la Loire
Irányítószám:	49160
Feladta:	2025. 12. 23.

#### Leírás:

REDUCED in price - Rare in the area: 270 m2 of living space, 6 bedrooms, XXL garage near to Saint-Philbert-du-Peuple, discover a contemporary house designed for those seeking space, light and modern comfort, all in a quiet location, 5 minutes from Longue-Jumelles.

A bright interior designed for family life, Large, light-filled living room of over 50 m2 with an inset fireplace, Fitted and equipped kitchen, 2 ground-floor bedrooms, including a master suite, 2 toilets, Bathroom with shower and bathtub, Spacious utility room/pantry.

Upstairs: - Landing/office of approximately 25 m2, 4 additional bedrooms, 1 toilet - Shower room, Dressing room and attic.

6 bedrooms in total: ideal for blended families, teleworking projects, or professions requiring dedicated space.

An exterior that makes all the difference - Wooded and fully enclosed grounds (over 8,000 m2) - 120 m2 triple garage with 2 campervan spaces, water point, and cellar - Greenhouse, woodshed, chicken coop - Above-ground swimming pool.



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Comfort designed for everyone - Accessible for people with reduced mobility - Home automation with motorised openings - Wide circulation areas: perfect for planning ahead or accommodating guests.

Exceptional energy performance - EPC rating B & GHG rating A: extremely rare for a house of this size.

- Real energy optimisation and controlled expenses.

- A complete, versatile, and move-in ready home to discover without delay!

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.

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## Gyakori

Hálósobák: 6  
Fürdőszobák: 3  
Telekméret: 8889 nm

## Building details

Outdoor Amenities: Pool

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX8.020.101

