



## MAISON DE MAÎTRE



### Informazioni sull'Agente

Nome:	ArKadia
Nome della ditta:	
Nazione:	United Kingdom
Telefono:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 274,755.47

### Posizione

Nazione:	France
Stato / Regione / Provincia:	Nouvelle-Aquitaine
Città:	Saint-Sauveur
Cap:	79300
Pubblicato:	26/06/2025

### Descrizione:

Located in the commune of Saint-Sauveur, close to all amenities, just 5 minutes from BRESSUIRE, 30 minutes from Cholet, and 40 minutes from Puy du Fou, this exceptional property is set on a fully enclosed and landscaped 4,200 m<sup>2</sup> park, featuring a pond.

This charming Maison de Maître offers, on the ground floor, an entrance hall, two elegant living/dining rooms with marble fireplaces and decorative moldings, as well as a hallway leading to a fitted and partially equipped kitchen, a WC, and access to the basement.

The first floor features a corridor giving access to a bathroom, a WC, an office (which can be used as a dressing room), and three bedrooms, including a spacious 23 m<sup>2</sup> bedroom with its own washroom.

The second floor boasts an 80 m<sup>2</sup> attic, ready to be converted.

The basement includes several rooms such as a wine cellar, a boiler room, and additional storage spaces.

The beautifully maintained and enclosed park provides a lush green setting, featuring a pond, a well, a garage, and a 52 m<sup>2</sup> outbuilding comprising a living room, kitchen, WC, and bathroom.

An ideal property for a main residence, a second home, or even a gîte project.

### Key features:

- Wooden double-glazed windows (installed in 2023)
- Compliant mains drainage system (tout-à-l'égout)
- Air-to-water heat pump (installed in 2023)



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Costruito: 1900

## Comune

Camere da letto: 3  
Bagni: 2  
Finito piedi quadrati: 165 mq  
Dimensione del lotto: 4217 mq

## Room details

Total rooms: 6

## Energy efficiency

Energy Use (kWh/m<sup>2</sup>/year): 178

## Building details

Parking: Sì

## Lease terms

Date Available:

## Informazioni aggiuntive

URL del sito: [http://www.arkadia.com/AGHX-T647066/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/AGHX-T647066/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 1485008

