



## Town House with Neat Garden



### Agent Info

Naam:	David Evans
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Experience since:	
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 310,934.75

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Pays de la Loire
Plaats:	Cholet
Postcode:	49300
Geplaatst:	12-02-2024

### Omschrijving:

REDUCED in price - Located in the heart of Cholet, house from the 1950s completely renovated less than 2 years ago composed:

- Ground floor: of a fully equipped modern kitchen open to living room/living room with exterior access, a master suite with bedroom of 12 m2 and bathroom private water (walk-in shower, vanity unit, wall-mounted toilet), storage cupboards.

- Upstairs: hallway leading to 3 additional bedrooms, 2 of which have wardrobes, large bathroom of more than 10 m2 with corner bathtub, double sink, wall-hung toilet, towel dryer, laundry area.

This property is completed by a 23 m2 terrace with pergola as well as a 20 m2 storage outbuilding.

Totally enclosed land, not overlooked.

Possibility of parking 2 vehicles on the gable, 2 dedicated parking spaces on the front.

Close to shops, schools, high school and expressway access.



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Calm neighbourhood.

Joint ownership on one side with offices, no nuisance.

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)

## **Algemeen**

Slaapkamers:	5
Badkamers:	2
Lot Afmeting:	200 m <sup>2</sup>

## **Lease terms**



# IMLIX

**IMLIX Vastgoedmarkt**  
<https://www.imlix.com/nl/>

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Date Available:

## **Contact information**

IMLIX ID:

IX5.471.048

