



## Beautiful House with Swimming Pool in Landscaped Gardens



### Agent Info

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### Listing details

Property for: Sale  
Price: USD 443,578.5

### Location

Country: France  
State/Region/Province: Pays de la Loire  
City: Pouance  
ZIP code: 49420  
Posted: Mar 25, 2024

### Description:

Have you watched the video yet? - Welcome to this unique residence which offers refined services in the heart of Pouance. This magnificent property with a surface area of 270 m<sup>2</sup>, completely tastefully renovated, offers a privileged living environment combining space, elegance and modernity.

As soon as you enter, you will be seduced by this magnificent equipped and functional kitchen of approximately 45 m<sup>2</sup> with its bar and dining area. Continuing on, a first room, currently in a television room, is a transition before arriving in a cozy and comfortable living space with its insert fireplace and its view overlooking the garden and the Ombree d'Anjou pond.

On the ground floor, there is also a bedroom with its bathroom, a toilet and an office, all of which can be opened up entirely if you wish.

The first floor offers you a superb mezzanine of approximately 40 m<sup>2</sup>, fully versatile and serving 4 bedrooms, a dressing room, a bathroom, a toilet and a suite of more than 20 m<sup>2</sup> with its breathtaking view of the lake and the garden. All these different rooms can be completely opened up to make them even more spacious spaces according to your tastes and style.



The carefully landscaped garden offers you a terrace overlooking the swimming pool decorated with a wooden floor.

A cellar of approximately 140 m<sup>2</sup> is also at your disposal.

It should be noted that this prestigious property has excellent energy performance which classifies it as B.

The entire natural slate roof is less than 10 years old.

A guest room project could easily be adapted to this property.

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.

## **Common**



Bedrooms: 6  
Bathrooms: 2  
Lot Size: 880 sq m

### **Utility details**

Heating: Yes

### **Building details**

Outdoor Amenities: Pool

### **Lease terms**

Date Available:

### **Additional information**

Virtual tour URL: [https://www.youtube.com/embed/zv9\\_2V8-YHI](https://www.youtube.com/embed/zv9_2V8-YHI)

### **Contact information**

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