



Town House by the River, Ideal Holiday Home



Agent Info

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Listing details

Property for:	Sale
Price:	EUR 131,000

Location

Country:	France
State/Region/Province:	Pays de la Loire
City:	Morannes
ZIP code:	49640
Posted:	Apr 01, 2024

Description:

Town House with Large Garde on the edge of the river, a beautiful spot indeed for full time living or a superb holiday home location in the heart of Morannes, you can benefit from all the services of the village (commerce, public services, nursing home without forgetting the train station).

This house will open its doors to welcome you as it pleases must. The visit begins with:

- Ground floor: a real entrance on the ground floor, then a living room with fireplace and a cement tile floor, at the back: the kitchen.
- Upstairs: you have a bathroom and 3 bedrooms with very good heights and large openings letting in light, the floors are wooden parquet.
- Second floor: an attic with terracotta where you can create new rooms according to your desires and needs.
- Outside: a courtyard and an old building that could be used as a workshop and cellar.



Finally, a small path leads you into the garden, at the edge of the river.

Come and enjoy this privileged place.

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

Condition: Good

Common

Bedrooms:	3
Bathrooms:	1
Lot Size:	775 sq m



Lease terms

Date Available:

Contact information

IMLIX ID:

IX5.593.605

