



## Detached Country House with Open Views



### Информация об агенте

Название:	David Evans
Название компании:	Cle France Ltd
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Тип услуг:	Selling a Property
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### Детали объявления

Недвижимость:	На продажу
Цена:	USD 461,772.58

### Местоположение

Страна:	Франция
Область:	Земли Луары
Почтовый индекс:	49160
Добавлено:	23.12.2025

#### Описание:

REDUCED in price - Rare in the area: 270 m<sup>2</sup> 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 m<sup>2</sup> 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 m<sup>2</sup>, 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 m<sup>2</sup>) - 120 m<sup>2</sup> 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.

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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.

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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.



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## Общие

Спальни: 6  
Ванные комнаты: 3  
Площадь участка: 8889 кв м

## Building details

Outdoor Amenities: Pool

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX8.020.101

