



House

JUVARDEIL (49)

449 000 €



200 m²



7 pièce(s)



4 chambre(s)

PROPERTY DESCRIPTION

At the gates of Angers, in the heart of a village at the water's edge, is an enchanting place hidden from view and quiet.

A real favorite for this charming house revealing a living area of 200 m² in a green setting of more than 1200 m² offering a panoramic view of its enclosed landscaped park secured by an electric gate.

This exceptional environment offers all the outdoor amenities for nature lovers: Vegetable garden, orchard, half-timbered courtyard, well, workshop, two beautiful cellars, not to mention an intimate terrace and an atypical veranda.

This veranda of more than 7 meters in length is the signature of this house: it runs along all the through and bright rooms on the ground floor, each of which has direct access to a different atmosphere: relaxation area, tea room area, breakfast area imprinted in the memory and comments of each guest passing through this enchanting place.

Its subtle renovation is akin to the work of an artist who knew how to both preserve the warm atmosphere of the house and at the same time magnify the original charm of the period elements: half-timbering, floor tiles, beams, fireplaces... This cocoon also offers you the rare comfort of a life on one level with its independent parental suite which is currently rented as a guest room.

The double attic on the 3rd level can be fully converted for larger projects. These beautiful volumes with the heights of the ceilings of a mansion are easy to heat thanks to the economical system of pellet boiler and insert fireplace which bring real warmth and give this place the look of a cocoon.

Blow of heart assured: to visit it is to adopt it... Les honoraires d'agence sont à la charge de l'acquéreur, soit 4,42% TTC du prix hors honoraires.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr.

**** ENGLISH SPEAKERS:** please note that Capifrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our Capifrance website directly. We look forward to finding your dream home!



Bénédicte BUR

ANGERS (49100)

Agent

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LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 832526
Property type House
Year of construction 1900
Exposure South
View Aucune vue

SURFACES

Living space 200 m²
Land surface 1266 m²

COMPOSITION

Number of rooms 7
Number of bedrooms 4
Toilets count 2
Washrooms 2
Terrace 1

DPE/GES

DPE 186
GES 5

APPENDIX

Parking extérieur
Parking space 4
Cellar 1
Videophone Non

SERVICES

Heater granules
Kitchen américaine
Interpcom Yes