



Bourgeois house

BREZE (49)

1 134 000 €



530 m²



15 pièce(s)



10 chambre(s)

PROPERTY DESCRIPTION

Exclusively at Capifrance, this magnificent 19th century property in the heart of the historic district of Château de Brézé in the AOC vineyard: Saumur-Champigny. SAUMUR center 10 minutes, towers 60 minutes, Angers 60 minutes, A85 motorway access Nantes towers 15 minutes tgv station 60 minutes. Find out; past the automatic gate and the walls surrounding a magnificent wooded and landscaped park (8000m²), well, swimming pool with its pool house, dining area. Outbuildings with garage, horse box, workshop and two T3 apartments of 80 m² each with courtyard and private garden (access from the rear of the property independent of the property), a large office with beautiful loggia (68m²) on the 1st floor . an underground world (troglodyte caves) of approximately 500m² is to be discovered, in complete safety and also secure access. the main house will welcome you with a large entrance with access to a terrace (facing south), park and swimming pool. serving kitchen, living room in the pure style of 19th century bourgeois houses, ceiling height, large windows. very bright living space. a single-storey sleeping area completes the ground floor with sanitary facilities and bathroom. on the 1st floor 6 bedrooms, laundry room, storage room, toilets, two bathrooms and access to an attic on the 2nd floor of approximately 100m². local shops in the village of Brézé school, college, public services. opportunity for a bed and breakfast activity, possible lodgings. Les honoraires d'agence sont à la charge de l'acquéreur, soit 5,00% 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](http://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!



Serge PASQUELIN

BAUGE (49150)

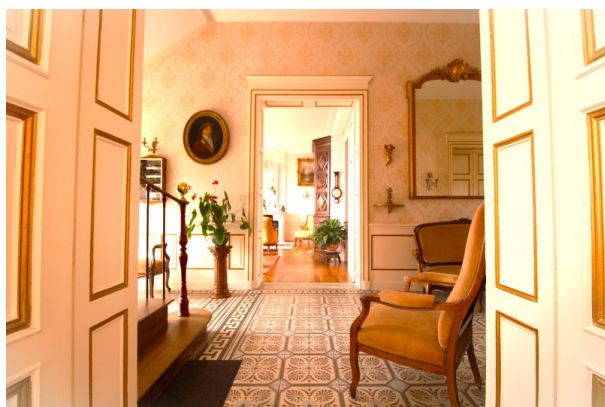
Agent

RSAC : 404 446 189 00049

Courts service city :
ANGERS

(+33)6 95 55 27 53

LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 831772

Property type Bourgeois house

Year of construction 1840

Exposure South

View Vue dégagée, sur Jardin, sur Piscine

SURFACES

Living space 530 m²

Living room surface 70 m²

Land surface 8000 m²

COMPOSITION

Number of rooms 15

Number of bedrooms 10

Number of bathrooms 3

Toilets count 4

Washrooms 1

Balcony 1

Terrace 1

DPE/GES

DPE 326

GES 52

APPENDIX

Parking couvert

Parking space 4

Garage 1

Cellar 1

Videophone Non

SERVICES

Heater électricité

Heater bois

Heater gaz

Kitchen équipée

Swimming-pool Yes



CAPIFRANCE
639 rue du Mas de Verchant, Immeuble Diver'city - 34 170 Castelnau Le Lez
CS 70058 34 473 Pérols Cedex
RCS de Montpellier n° 441 338 985
SAS au capital de 100.000 euros

Ces éléments sont donnés à titre indicatif et de bonne foi et n'ont aucune valeur contractuelle