



Private mansion

ANGERS (49)

734 900 €



200 m²



6 pièce(s)



4 chambre(s)

PROPERTY DESCRIPTION

ANGERS-LAFAYETTE Just 5 minutes walk from the train station, real bourgeois house at the end of the 19th century, beautiful period entrance, living room with fireplace + dining room of 40 m², large fitted and equipped kitchen opening onto a large terrace of 80 m². 1st floor: 2 large bedrooms of 20 m² with two beautiful bathrooms with WC, laundry room. 2nd floor: 2 bedrooms, shower room, WC. Large Angevin cellar, with games room, laundry room, boiler room... Possible creation of 4 studios in the large outbuilding of 80 m². Enclosed by walls, garden, parking for 4 cars. DPE: D Plan work, quotes made. Les honoraires d'agence sont à la charge de l'acquéreur, soit 2,78% 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!



Eric THAUMOUX

ANGERS (49000)

Agent

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LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 836271

Property type Private mansion

Year of construction 1900

Exposure E-W

View Vue sur Jardin, sur Ville

SURFACES

Living space 200 m²

Living room surface 40 m²

Land surface 450 m²

COMPOSITION

Number of rooms 6

Number of bedrooms 4

Number of bathrooms 1

Toilets count 2

Washrooms 2

DPE/GES

DPE 190

GES 40

APPENDIX

Parking couvert

Parking space 3

Garage 2

Cellar 1

Videophone Oui

SERVICES

Heater gaz

Kitchen aménagée



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639 rue du Mas de Verchant, Immeuble Diver'city - 34 170 Castelnau Le Lez
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SAS au capital de 100.000 euros

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