



House with character

CHALONNES SUR LOIRE (49)

649 400 €



300 m²



10 pièce(s)



8 chambre(s)

PROPERTY DESCRIPTION

Selected and engaged in the "Small Towns of Tomorrow" process: living in Chalonnes-sur-Loire means choosing to benefit from a quality living environment both for its shops and services and from a cultural point of view (cinema), sports (swimming pool, Loire by bike), associative and academic (colleges). This charming 300 m² building steeped in 19th century Napoleonic history is located in a quiet environment while benefiting from the immediate proximity of the center and quick access to the train station which connects Chalonnes to Angers in 15 minutes. The charm of the old will accompany you throughout your visit during which you will be able to appreciate beautiful moldings on the ceilings, solid parquet floors, fireplaces, beautiful beams, old bread oven...not to mention a quality renovation which has managed to respect a subtle alliance of authenticity and contemporary. It is one of those places that we say "has a soul" without really being able to explain it... The elegant entrance with its beautiful balustered staircase opens us from the first glance to a visual perspective of all the living rooms which give it a welcoming and warm spirit: kitchen with old bread oven open to the dining room and the cozy living room with its stove. You will benefit from coveted single-storey living thanks to its ground floor rooms. In addition, these rooms have the advantage of being opposite each other and having their own private access to the outside. Upstairs, the bedrooms are all spacious, bathed in light and benefit from their independence (shower room, bathroom, WC or suites). An atypical space with a mezzanine upstairs, relatively far from the rest of the house, awaits you for a second life: games area, billiards, sports area, well-being, Jacuzzi... According to your imagination. This exceptional property benefits from a Type 3 apartment on the top floor accessible by a second exterior entrance (2 entrances and 2 postal addresses) which you can easily rent without harming your family privacy. At the bottom of the landscaped garden, out of sight, a magnificent 80 m² outbuilding can also be renovated for rental or other projects (liberal profession). A double garage and a cellar housing the new wood boiler complete this rare property. Possibility of self-financing a good part of this real estate complex thanks to the possibility of acquiring rental property adjoining the house. I invite you to come and discover this residence of character. Les honoraires d'agence sont à la charge de l'acquéreur, soit 4,37% 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

RSAC : 890 454 770 00011

Courts service city :
ANGERS

(+33)6 71 16 06 26

LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 837027

Property type House with character

Year of construction 1856

Exposure West

View Vue dégagée, sur Jardin

SURFACES

Living space 300 m²

Surface Carrez Law 290 m²

Living room surface 46 m²

Land surface 600 m²

COMPOSITION

Number of rooms 10

Number of bedrooms 8

Number of bathrooms 2

Toilets count 3

Washrooms 3

Terrace 1

DPE/GES

DPE 209

GES 6

APPENDIX

Parking extérieur

Parking space 1

Garage 1

Videophone Oui

SERVICES

Heater granules

Heater bois

Kitchen américaine

Interpcom Yes



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639 rue du Mas de Verchant, Immeuble Diver'city - 34 170 Castelnau Le Lez
CS 70058 34 473 Pérols Cedex
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