



Contemporary house

ECOUFANT (49)

986 000 €



256 m²



8 pièce(s)



5 chambre(s)

PROPERTY DESCRIPTION

Just a few minutes from Angers center in the town of Écouflant, this architect-designed house built in 2020 stands out for its resolutely contemporary style with clean lines and its comfortable and friendly lifestyle.

This property, connected and secured by high-end home automation services, has an interior surface area of 258 m2 with an indoor swimming pool on a landscaped garden of 900 m2.

The atypical arrangement of architectural volumes of different heights allows each room to benefit from a view and direct access to the central terrace and the garden.

The subtle play of the location and size of the large bay windows lets in the sun's rays, illuminating each room with natural light: a bit as if the interior and exterior spaces merged.

The entrance hall of this beautiful contemporary villa will lead you to the large central reception room of more than 50 m2, passing through the elegant kitchen arranged around an island also benefiting from its access to the terrace.

A soundproofed master suite, its dressing room and its office on the ground floor will offer you living on one level as well as another private terrace.

Continuing the spirit of conviviality and relaxation: a heated interior room of more than 75 m2 will immerse you in the azure blue of its swimming pool in all seasons.

This wellness area benefits from an interior relaxation area and two large bay windows to enjoy the terrace equipped with a mist cooling system in summer.

A magnificent staircase made of wood and metal will lead you to the sleeping area, each of the three bedrooms has its own private shower room or bathroom.

Like any prestigious and exceptional property, home automation permanently ensures the security of its occupants thanks to a system of cameras and alarms connected and controlled remotely. Your vehicles will be sheltered under a carport and your guests will be able to park as they wish in the driveway provided for this purpose.

Don't miss this opportunity to come and discover this prestigious property at the gates of Angers.

- Agency fees are the responsibility of the buyer, i.e. 3.65% including tax of the price of the property.

Le Diagnostic de Performance Énergétique(DPE) a été réalisé selon une méthode valable mais non fiable et non-opposable.

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!



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ANGERS (49100)

Agent

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LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 842615

Property type Contemporary house

Year of construction 2020

Exposure S-W

View Vue dégagée, sur Jardin

SURFACES

Living space 256 m²

Surface Carrez Law 180 m²

Living room surface 50 m²

Land surface 900 m²

COMPOSITION

Number of rooms 8

Number of bedrooms 5

Number of bathrooms 1

Toilets count 3

Washrooms 2

Terrace 1

DPE/GES

DPE 36

GES 2

APPENDIX

Parking extérieur

Parking space 4

Garage 1

Videophone Oui

SERVICES

Air conditioning Yes

Heater climatisation réversible

Kitchen aménagée

Swimming-pool Yes



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