



Architect Villa

CHATEAUTHEBAUD (44)

595 000 €



230 m²



8 pièce(s)



6 chambre(s)

PROPERTY DESCRIPTION

CHATEAU-THEBAUD - Architect's house South Loire.

Very good geographical location, on the Nantes-Cholet axis and only 15 minutes from the gates of Nantes.

Located in the privileged area of the Nantais vineyard in Chateau-Thébaud, come and discover this spacious architect-designed house and its magnificent above park, close to all amenities, shops, schools and public transport (5 minutes from Haie Fouassière train station) .

This residence with contemporary charm with 6 bedrooms will offer you: on the ground floor a magnificent living room of 65 m² with through light and direct access to the terrace, you will also enjoy its fireplace open to the living room, a fitted and equipped kitchen with utility room and boiler room, toilet with hand basin, three bedrooms including a 28m² master suite and its private terrace, as well as a shower room.

Upstairs you can access a large landing serving 2 bedrooms of more than 20m² and a smaller one which can be suitable for an office, a toilet and a recent bathroom.

The house also includes a 50m² garage with a cellar and a garden shed, all on a swimming pool plot of more than 2450m².

Virtual tour on request!!! Les honoraires d'agence sont à la charge de l'acquéreur, soit 4,20% 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!



Pauline DUPERRAY

ANGERS (49100)

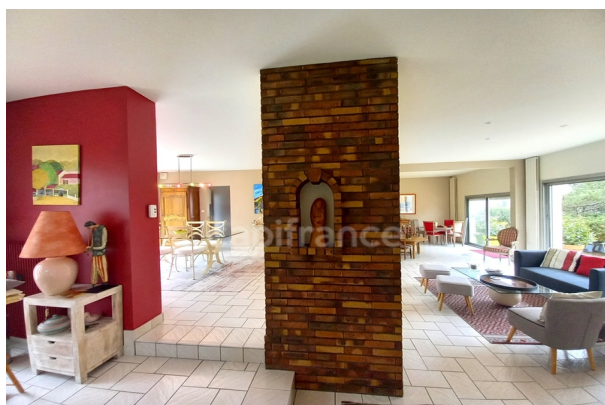
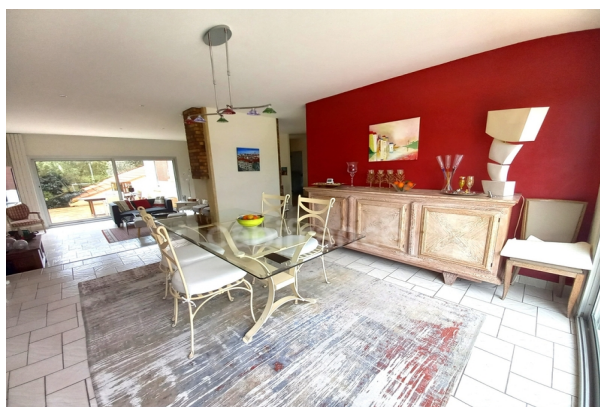
Agent

RSAC : 947 909 834 00014

Courts service city :
ANGERS

(+33)6 26 47 82 89

LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 849597

Property type Architect Villa

Year of construction 1978

Exposure S-E

View Vue dégagée

SURFACES

Living space 230 m²

Surface Carrez Law 200 m²

Living room surface 65 m²

Land surface 2782 m²

COMPOSITION

Number of rooms 8

Number of bedrooms 6

Number of bathrooms 1

Toilets count 3

Washrooms 2

Terrace 1

DPE/GES

DPE 155

GES 42

APPENDIX

Parking couvert

Parking space 3

Garage 1

Cellar 1

Videophone Non

SERVICES

Heater pompe à chaleur

Heater fuel

Kitchen aménagée

Interpcom Yes



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