



Bourgeois house

ANGERS (49)

697 668 €



145 m²



6 pièce(s)



4 chambre(s)

PROPERTY DESCRIPTION

Privileged location and remarkable view of Square Jeanne d'Arc, this elegant bourgeois house has a living area of 145 m² on a plot of 160 m² offering an exterior and interior courtyard on the kitchen side. It will allow you to benefit from an exceptional living environment allowing you to appreciate the advantages of the city while maintaining the tranquility and calm of the countryside. Double Angevin by its authenticity and the historical charm of its magnificent period parquet flooring, its fireplaces, moldings and ceiling heights: it nevertheless differs by the open and crossing volumes of its living rooms allowing the rays of the sun. The welcoming entrance with a beautiful visual perspective leads to a double living-dining room with fireplace opening onto a beautiful renovated kitchen with a dining area near the stove benefiting from an interior courtyard not overlooked. A beautiful period staircase will take you with a small detour on the half floor via the laundry room to two upper levels where you will have the pleasure of discovering two spacious and bright bedrooms decorated with their respective fireplaces and beautiful parquet floors with shower room and WC on each floor. A basement with crawl space and large wine cellar as well as a large garage with automatic door complete this exceptional property in the immediate vicinity of shops, tram, schools and SNCF station.

Les honoraires d'agence sont à la charge de l'acquéreur, soit 3,82% 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

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Courts service city :
ANGERS

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LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 846133

Property type Bourgeois house

Year of construction 1890

Exposure S-W

View Vue dégagée

SURFACES

Living space 145 m²

Surface Carrez Law 143 m²

Land surface 161 m²

COMPOSITION

Number of rooms 6

Number of bedrooms 4

Toilets count 3

Washrooms 2

Terrace 1

DPE/GES

DPE 160

GES 19

APPENDIX

Parking garage

Garage 1

Cellar 1

Videophone Non

SERVICES

Heater gaz

Kitchen aménagée



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