



House

ANGERS (49)

530 000 €



248 m²



12 pièce(s)



8 chambre(s)

PROPERTY DESCRIPTION

Tiercé exclusively, I invite you to come and discover this property and its park. It offers a peaceful environment with a landscaped park of 11,000 m². Living on one level is possible: the house has a kitchen open to a large living room, three bedrooms on this same level with breathtaking views of its park. Bathroom and toilet. and a lingerie storage room. Upstairs a mezzanine with 5 other bedrooms, a bathroom and toilet. A full basement including a games room, a workshop and two garages. In addition, there is a swimming pool with a pool house, a large terrace and a relaxation area. An attractive set for people looking for a spacious and quiet property. If you have any specific questions about this property I would be happy to help and am available to assist you. Film of this property upon request. Les honoraires d'agence sont à la charge de l'acquéreur, soit 4,95% 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!



**Vincent HANOUT-
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Agent

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ANGERS

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LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 849838
Property type House
Year of construction 1979
Exposure South
View Vue sur Jardin, sur Piscine

SURFACES

Living space 248 m²
Living room surface 50 m²
Land surface 10777 m²

COMPOSITION

Number of rooms 12
Number of bedrooms 8
Number of bathrooms 2
Toilets count 2
Washrooms 1
Terrace 1

DPE/GES

DPE 109
GES 3

APPENDIX

Parking garage
Garage 2
Videophone Non

SERVICES

Heater pompe à chaleur
Kitchen aménagée
Swimming-pool Yes