



House

RIVES DU LOIR EN ANJOU (49)

799 500 €



243 m<sup>2</sup>



9 pièce(s)



5 chambre(s)

## PROPERTY DESCRIPTION

VILLEVEQUE, Exclusively I invite you to come and discover the quintessence of the Rives du Loir in Anjou! This exceptional property, nestled on 17,000m<sup>2</sup> of landscaped garden, offers a breathtaking view of the Loir valleys. This house combines charm and sophistication, with large and elegant rooms, ideal for memorable receptions. Just a few minutes from the center of Angers, this residence offers possible living on one level with numerous rooms that can easily offer several bedrooms on the same level. Currently we find there: Two entrances (south and north) 2 large rooms for two living rooms a dining room, a functional kitchen, fitted and equipped also with a fireplace with insert. A storage room, a laundry room and a toilet. On the first floor a suite of over 40m<sup>2</sup> with dressing room and bathroom. and Two other bedrooms. and toilets On the 2nd floor two other bedrooms with a bathroom and toilet. Outside numerous outbuildings including 2 large garages, a storage outbuilding, a barn and a hangar of over 100m<sup>2</sup> without forgetting a courtyard. Main heating by heat pump Individual sanitation which will be controlled for sale. Les honoraires d'agence sont à la charge de l'acquéreur, soit 4,51% 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-  
LEVINDRE**

**RIVES-DU-LOIR-EN-  
ANJOU (49140)**

Agent

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ANGERS

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## LE BIEN EN IMAGES



## DETAILS

### GENERAL

Reference ..... 854328

Property type ..... House

Year of construction ..... 1750

Exposure ..... South

View ..... Vue dégagée, sur Jardin, sur Rivière

### SURFACES

Living space ..... 243 m²

Living room surface ..... 46 m²

Land surface ..... 16312 m²

### COMPOSITION

Number of rooms ..... 9

Number of bedrooms ..... 5

Number of bathrooms ..... 2

Toilets count ..... 3

Washrooms ..... 1

### DPE/GES

DPE ..... 329

GES ..... 10

### APPENDIX

Parking ..... garage

Garage ..... 3

Cellar ..... 1

Videophone ..... Non

### SERVICES

Heater ..... pompe à chaleur

Kitchen ..... aménagée



CAPIFRANCE  
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SAS au capital de 100.000 euros

Ces éléments sont donnés à titre indicatif et de bonne foi et n'ont aucune valeur contractuelle