

Charming 4 Bedroom Architect's property with Spacious Grounds and Modern Amenities with swimming pool



INFORMATION

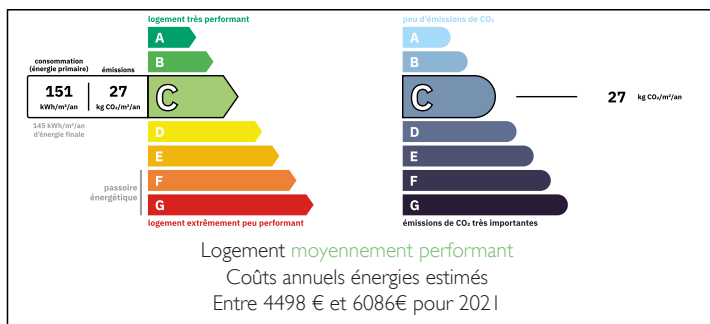
Town:	Yzernay
Department:	Maine-et-Loire
Bed:	4
Bath:	4
Floor:	327 m2
Plot Size:	10000 m2



IN BRIEF

This charming architect's house offers a perfect blend of modern amenities and tranquil living. The structure features high-quality materials and allows for single-storey living. The large entrance reveals various harmonious and convivial living spaces, including a cosy living room with a fireplace, and a dining room. The adjoining modern kitchen is both pleasant and functional. A mezzanine with office space, featuring a splendid chestnut ceiling, completes the warm atmosphere. The social areas of the property are bathed in natural light and enjoy views over the gardens and woodland. The bedrooms, each with their own shower room, and a large master suite with a dressing room and bathroom. The beautifully wooded park includes a covered and heated swimming pool near a large south-west facing terrace, offering a space for relaxation. Additional features include a double garage and...

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Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

On entering the property you are greeted by a spacious entrance that leads to various living areas. The first living room, with its cosy fireplace, is perfect for relaxing evenings, while the second living room offers a serene space for quiet time. The dining room, complete with a wood stove, is ideal for family meals and gatherings. The adjoining modern kitchen is both functional and stylish, making meal preparation a pleasure.

A mezzanine with office space, featuring a stunning chestnut ceiling, adds to the charm of this home. The bedrooms are designed to maximize natural light and offer beautiful views of the surrounding greenery. The sleeping area includes three bedrooms, each with its own shower room, and a luxurious 50 m² master suite with a dressing room and bathroom.

The outdoor space is equally impressive, with a beautifully wooded park that provides a tranquil retreat. The covered and heated swimming pool, located near a large south-west facing terrace, is perfect for relaxation and enjoyment. Additional features include a double garage and other annex rooms, providing ample storage and utility space. This property is ideally located for those who appreciate nature and tranquility, yet still want easy access to urban amenities. It is just 15 minutes from the city center of Cholet, 35 minutes from the renowned Puy du Fou theme park, 55 minutes from the historic city of Angers, and 60 Minutes from Nantes

Information about risks to which this property is exposed is available on the...

LOCAL TAXES

Taxe foncière: 2131 EUR

Taxe habitation: EUR

NOTES