



5 bedroom house set on the edge of a small village, on a 1088m² plot, with pool.

Built in 2005 this property is set on the edge of a small village near Pouancé in Maine et Loire, France. There are 5 bedrooms, and office, large basement with workshop and second kitchen, above ground heated swimming pool.

Town: Pouancé
Dept: Maine et Loire
Plot size (m2): 1088
Habitable (m2): 133
Bedrooms: 5
Bathrooms: 2
Agent: Paul Goodman

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€ 199 800

The property consists of:

Fitted kitchen / diner, 19.5m² entrance lobby, 6m², living room, 21.5m², 5 bedrooms, 15.5m², 13.5m², 15.5m², 22.5m², & 12.5m². One bathroom one shower room, 6.5m² & 6m². Underfloor heating (main level)

Basement of 110m² which includes, garage with workshop, second fitted kitchen with seating area, office, separate WC, storage lobby and office. Outside shed (for bins, gas bottles etc)

Heated covered pool, 7.3m x 3.7m. Garden shed. Chicken hut.

PVC windows throughout with electric roller shutters PVC doors with manual roller shutters.

The property is set into the side of a slope which has given the opportunity to create the large basement. The entrance to the property is through the electric gates into a large parking area with access to the garage and basement. The living area can be accessed from the side of the property up several steps or through the basement.

The main entrance door is at the side of the property and leads into a small coat and boot area. A second door leads into the main entrance lobby, to the left is the fitted kitchen / diner with dual aspect windows overlooking the front and side of the property. The main living room leads from . . .



Grand Ouest

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