

317 600 €

Buying house

Surface : 298 m²

Surface of the land : 3917 m²

Amenities :

Pierres, Cheminée Poêle à bois, Chambre de plain-pied

8 bedroom

2 terraces

2 bathrooms

4 show ers

6 WC

1 parking



House 2188 Egletons

3 minutes from downtown, a character property consisting of 2 semi-detached buildings with 12 rooms, 4 shower rooms/toilets, 2 bathrooms/toilets on a plot of approximately 3,900 m² with lake views. Access via a private driveway. Habitable complex, currently run as a bed and breakfast. Ground floor: kitchen, living room with wood stove, reception room, utility room, lounge area, cellar, and bedroom with bathroom and separate toilet. 1st floor: 2 master suites (bedroom + shower room/toilet), with direct access to the garden. 2nd floor: family suite with lounge, 2 bedrooms, shower room, separate toilet, as well as a master suite (bedroom + shower room/toilet), utility room. A second section, with renovation potential, includes 2 bedrooms, lounge, bathroom, separate toilet, and a former kitchen currently used as a laundry room. Connected to the sewer system – Angers slate roof – Property tax approximately €2,400 Electric heating. Ideal for a...

Legal information

317 600 € fees included

5,87% VAT of fees paid by the buyer (300 000 € without fees), no current procedure, information on the risks to which this property is exposed is available on georisques.gouv.fr.

Energy class (dpe) : F - Emission of greenhouse gases (ges) : C
Document non contractuel - 01/11/2025



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Carte professionnelle CPI19012020000045025 - RCS 881 358 535 - Code NAF 6831Z - SIRET 88135853500022 - Garantie financière : ALLIANZ n. police 41543943 garantie d'un montant de 110000 € - Document non contractuel