LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A46168MNL49 Price: 436 500 EUR

agency fees to be paid by the seller

Beautifully Presented 4-Bedroom Home with Landscaped Garden and Field Views

EXCLUSIVE







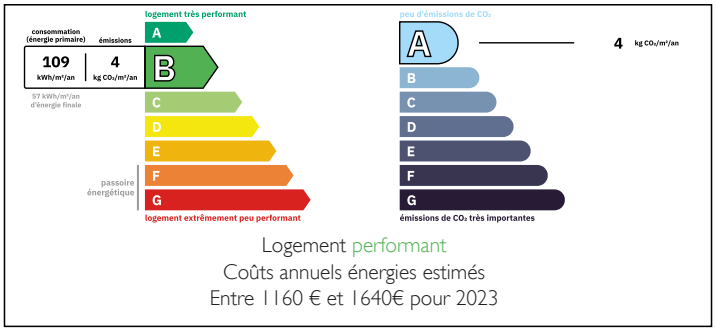








ENERGY - DPE



Logement performant
Coûts annuels énergies estimés
Entre 1160 € et 1640€ pour 2023

INFORMATION

Town:	Tiercé
Department:	Maine-et-Loire
Bed:	4
Bath:	2
Floor:	118 m2
Plot Size:	987 m2

IN BRIEF

Located in a peaceful residential setting on the edge of the thriving market town of Tiercé, just 20 minutes north of Angers, this beautifully presented detached house offers approximately 118m² of move-in-ready accommodation on a landscaped plot of just under 1,000m². Built in 2007 and meticulously modernised by skilled artisans, the property combines contemporary comfort with exceptional attention to detail. The house includes four bedrooms, including a ground-floor bedroom suite with shower room, bright open-plan living spaces, a fully equipped modern kitchen, air conditioning, electric shutters and excellent storage. Outside, the mature gardens are immaculate and easy to maintain, with terraces, a bioclimatic pergola, a garden chalet and scope for a swimming pool (subject to permissions). Overlooking open countryside yet within easy reach of shops, schools, healthcare services and the railway station, this turnkey property is ideally located.

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

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NOTES

DESCRIPTION

Situated in a peaceful residential neighbourhood on the edge of Tiercé, this detached house enjoys open views across neighbouring fields whilst remaining close to the town's excellent amenities. Built in 2007 and extensively modernised, the property offers approximately 118m² of beautifully maintained accommodation and is presented in immaculate condition throughout.

The quality of the renovation and decoration is immediately apparent. Every detail has been carefully considered, creating a stylish and practical home that is ready for immediate occupation.

The main living space comprises a spacious open-plan sitting and dining room, benefiting from excellent natural light and opening onto a fully fitted contemporary kitchen. Designed with modern family living in mind, this welcoming area offers both practicality and comfort. Glazed patio doors from the dining area open onto the terrace and bioclimatic pergola, allowing indoor and outdoor spaces to blend seamlessly for dining and entertaining.

The ground floor also includes a generous bedroom with adjoining shower room and WC, ideal for single-level living or visiting guests. Upstairs, a spacious landing leads to three further bright bedrooms, one currently used as an office, together with a family bathroom and separate WC.

With a DPE rating of B, the property offers reassuring energy performance. Reversible air-conditioning provides year-round comfort, while electric roller shutters enhance convenience and security.

Outside, the landscaped garden has been thoughtfully designed to be both attractive and easy to maintain. Mature shrubs, ornamental trees and established planting create a private setting, whilst the generous rear garden remains perfectly proportioned...