## 121 900 €

**Buying maison**

**6 rooms**

**Surface : 153 m²**

**Surface of the land :** 368 m²

**Inner condition :** Bon

**Features :**

Double vitrage

3 bedroom

1 bathroom

2 WC

2 cellars




## Maison SP477 Ombrée d'Anjou

In the town center of Pouancé, come and see this 153 m² house featuring an entrance, a hallway, a toilet, a living room (which can be converted into a bedroom), a bathroom with toilet, a large fitted kitchen, and a spacious lounge full of charm. Upstairs: 3 bedrooms. There are several cellars beneath the house. The enclosed, private plot measures approximately 200 m².

**Legal information**
121 900 € fees included
6,00% VAT of fees paid by the buyer (115 000 € 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) : F
Estimated annual energy between 5910 and 8050 € (reference year 2023)
Document non contractuel - 29/10/2026

