

199 800 €

**Contact agency**

**Loire Valley Immobilier**

9, Levée du Roi René

49250 Saint Mathurin-sur-Loire

02 41 66 61 55 / lvimmo49@gmail.com

**For sale house**

**4 rooms**

**Surface : 101 m<sup>2</sup>**

**Surface of the living : 36 m<sup>2</sup>**

**Surface of the land : 863 m<sup>2</sup>**

**Year of construction : 1973**

**Hot water : Electrique**

**Inner condition : a refresh**

**External condition : GOOD**

**Features :**

Bedroom on ground floor, double glazing,  
Laundry room, Automatic gate, CALM

3 bedroom

1 shower

2 WC

1 garage

1 cellar

**Energy class (dpe) : D**

**Emission of greenhouse gases (ges) : F**

Document non contractuel

21/05/2024 - Prix T.T.C



## House 342 Gennes-Val-de-Loire

Detached house from 1973 of approximately 101 m<sup>2</sup> in the center of Gennes on a plot of 863 m<sup>2</sup>, offering a spacious living room with a clear view of the heart of the village and the Church. It has a fitted and equipped kitchen, two bedrooms, shower room, 1 WC 1 cellar. On the ground floor, you will find a pantry-laundry area. Its large garage will allow you to park your vehicles there and in its extension a nice surprise awaits you with its beautiful vaulted cellar. Calm and tranquility are also there. Sanitation is provided by mains drainage. Located in the heart of Pays de la Loire, Gennes-Val-de-Loire is a town rich in historical and natural heritage which offers numerous opportunities in real estate. Buying a house in Gennes-Val-de-Loire represents a solid investment, with strong rental demand and rising property values. The town offers a serene living environment, with its numerous green spaces, its picturesque waterways, its clean air and its quality schools. The proximity of dynamic urban centers like Angers or Saumur, and the development of public transport also make Gennes-Val-de-Loire very accessible.

Fees and charges :

199 800 € agency fees 4,90% à the responsibility of the buyer included

