

389 900 €

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 farmhouse

10 rooms

Surface : 246 m²

Surface of the living : 49 m²

Surface of the land : 2466 m²

Exposition : Sud ouest

View : Jardin

Hot water : Géothermie

Inner condition : GOOD

External condition : GOOD

Couverture : slate

3 bedroom

1 shower

1 WC

1 cellar

Energy class (dpe) : D

Emission of greenhouse gases (ges) : E

Document non contractuel

18/05/2024 - Prix T.T.C



Farmhouse 331 Saint-Mathurin-sur-Loire

Take possession of this large individual farmhouse located in Saint-Mathurin-sur-Loire. The interior space has a surface area of 246m² currently divided into two accommodations. The first accommodation offers a 49m² living room allowing you to enjoy optimal comfort with a beautiful view of the garden, three bedrooms, a shower room with careful finishes. In addition, take advantage of a cellar for your preserves and wines. To maintain a pleasant temperature, the heating is geothermal. This system is also used to obtain hot water. Sanitation is done by a septic tank. The interior is in good condition and the exposure of the house is to the southwest, offering beautiful light throughout the day. The second accommodation gives free rein to your imagination, it includes a living room of approximately 30 m², a separate kitchen, three bedrooms, a shower room, an office space. All on adjoining land, which covers an area of 2466m² with outbuildings, garages, workshop... Real estate in Saint-Mathurin-sur-Loire, 49250, offers many advantages for those who wish to acquire a house. Already, the place is a true haven of peace, endowed with exceptional natural beauty thanks to its location on the banks of the Loire. Then, the city's real estate market remains stable and accessible, which guarantees excellent value for money. Finally, the presence of various amenities, including schools, shops and sports facilities, and the station ensure improved living comfort. In short, Saint-Mathurin-sur-Loire is the ideal place

