

259 800 €

**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 farmhouse**

**7 rooms**

**Surface : 150 m²**

**Surface of the living : 45 m²**

**Surface of the land : 898 m²**

**Hot water : Electric**

**Couverture : slate**

**Features :**

Bedroom on ground floor, Laundry room,  
Proche bourg, CALM

4 bedroom

1 bathroom

1 shower

2 WC

1 parking

1 cellar

**Energy class (dpe) : E**

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

Document non contractuel

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



**Farmhouse 335 La Ménitré**

Longère located in the charming town of La Ménitré awaits you. Offering a beautiful surface area of 150 m², this property consists of 4 bedrooms, a bathroom, a shower room, and two toilets. You will benefit from a fitted kitchen, a living room of approximately 45 m², a laundry room and a bedroom on one level. Comfort is ensured by city gas heating. Benefiting from 898 m² of land, it offers a quiet living environment while being close to the town. In addition, you will have an adjoining barn with a cellar, workshop and attic. All connected to the sewer. Don't wait any longer to visit this ideal house for settling down with your family. Real estate in La Ménitré, 49250, has many advantages. This charming town in the West of France offers a perfect blend of rural calm and modern amenities, it offers numerous local shops as well as schools (nursery and primary schools), and a rich cultural and sporting association life. Ideal for families or those looking to escape the hustle and bustle of the city. Despite its rural character, La Ménitré is close to large cities such as Angers offering easy access by train (less than 15 minutes).

**Fees and charges :**

259 800 € agency fees 3,77% à the responsibility of the buyer included

