

469 800 €

**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**

**10 rooms**

**Surface : 277 m<sup>2</sup>**

**Surface of the living : 87 m<sup>2</sup>**

**Surface of the land : 3480 m<sup>2</sup>**

**Exposition : Sud**

**Hot water : Electrique**

**External condition : renovated**

**Couverture : slate**

**Features :**

Point d'eau, TERRACE, fireplace, Studio annexe, Outbuilding

5 bedroom

1 terrace

1 bathroom

2 showers

5 WC

3 parkings

**Energy class (dpe) : D**

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

Document non contractuel

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



**Farmhouse 346 Saint-Mathurin-sur-Loire**

This magnificent farmhouse will seduce you with its volumes and its charm. This house has been completely renovated, From the entrance you will be charmed by its tufa facade and its large bay window, a first living room with its fireplace opening onto the kitchen promises pleasant culinary moments with families or friends, the second living room opens onto the The exterior will allow you to share friendly moments, around a billiard table or other. A master suite on the ground floor, as well as a utility room, laundry room, and an office will complete this level. On the first floor, the large mezzanine just needs to be finished to make the most of it, serving three bedrooms and a bathroom. This detached property offers an independent furnished studio ready to rent. The recent renovation of this house offers quality services On a plot of 3480m<sup>2</sup>, you will find a water point, a terrace, as well as an outbuilding. A true haven of peace to be seized.

Fees and charges :

469 800 € agency fees 4,21% à the responsibility of the buyer included

