

161 250 €

**Contact agency**

**Loire Valley Immobilier**

9, Levée du Roi René

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**For sale building**

**Surface : 134 m<sup>2</sup>**

**Surface of the living : 24 m<sup>2</sup>**

**Exposition : Est ouest**

**Hot water : Individuelle électrique**

**Features :**

Proximité commerces,...., double glazing,

Outdoor Courtyard

**Energy class (dpe) : F**

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

Document non contractuel

17/07/2024 - Prix T.T.C



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**Building 349 La Ménitré**

To grab!! Real estate complex, in the center of Ménitré currently composed of two parts: On the first floor with independent access: an apartment of approximately 54m<sup>2</sup> including a beautiful living room, a fitted kitchen, a large bedroom with shower and sink, a sleeping area with shower and sink, WC On the ground floor: a former dental office of approximately 81 m<sup>2</sup> including: independent entrance, waiting room, office, treatment room, laboratory and WC Possibility of creating accommodation on the ground floor, but obligation to maintain professional or commercial premises Court Accessible only through the old dental office Attic Fees and charges :

161 250 € agency fees 6,98% à the responsibility of the buyer included



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