

249 500 €

**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 : 83 m<sup>2</sup>**

**Surface of the living : 16 m<sup>2</sup>**

**Surface of the land : 155 m<sup>2</sup>**

**Year of construction : 1953**

**Hot water : Gaz**

**Features :**

Verranda, workshop, cellar, electric shutters, fireplace, double glazing, Fibre, Laundry room

3 bedroom

1 shower

1 WC

1 garage

1 cellar

**Energy class (dpe) : E**

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

Document non contractuel

24/11/2024 - Prix T.T.C



**House 354 Angers**

Townhouse full of potential, let your imagination run wild! Treat yourself to the opportunity to transform this townhouse with its many assets into a real gem. With its three spacious bedrooms, its large veranda bathed in light and its undeniable charm, it offers a comfortable and bright living environment. You will also appreciate the workshop, perfect for DIYers or creators, as well as the garage, offering practical and secure storage space. The cellar adds additional storage space, ideal for your various needs. This home is a blank canvas awaiting your personal touch. It offers a rare opportunity to invest in a property with multiple possibilities, combining comfort and practicality. Let yourself be seduced by this house and make it your future favorite!

Fees and charges :

249 500 € agency fees 3,81% à the responsibility of the buyer included

