

335 000 €

**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**

**5 rooms**

**Surface : 112 m<sup>2</sup>**

**Surface of the living : 31 m<sup>2</sup>**

**Surface of the land : 1939 m<sup>2</sup>**

**Hot water : Electrique**

**Couverture : slate**

**Features :**

fireplace, Bungalow rooms, CALM

3 bedroom

1 bathroom

1 shower

2 WC

**Energy class (dpe) : F**

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

Document non contractuel

26/01/2025 - Prix T.T.C



## Farmhouse 362 Saint-Mathurin-sur-Loire

Come and discover this magnificent, fully renovated farmhouse, nestled in a peaceful hamlet in Saint-Mathurin-sur-Loire. This spacious and warm house offers you a beautiful living room of almost 30m<sup>2</sup>, with superb floor tiles that bring authenticity and character. The fitted and functional kitchen blends harmoniously into this friendly space. You will also find a master suite, as well as a bedroom on one level, ideal for enjoying optimal comfort. Upstairs, a generously appointed bedroom is divided into a sleeping area and a living area. Another room can easily be converted into a child's bedroom, office or multi-purpose space depending on your needs. The exterior, just as attractive, offers a calm and green living environment with a wooded plot of 1939m<sup>2</sup>. You will discover a beautiful outbuilding that can be converted according to your plans, a hangar and a garage. This unique property perfectly combines comfort, modernity and potential, while offering a pleasant living environment. Don't miss this opportunity to live in an idyllic setting!

Fees and charges :

335 000 € agency fees 4,48% à the responsibility of the buyer included

