261 400 €

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

4 rooms

Surface : 113 m²

Surface of the living : 30 m²

Surface of the land : 1000 m²

Exposition : Sud

Hot water : Thermodynamique

Couverture : slate

Features :

double glazing, Poutres, tomettes, tuffeau, CALM

3 bedroom

1 terrace

1 bathroom

2 WC

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A

Document non contractuel

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

Farmhouse 361 Saint-Mathurin-sur-Loire

Charming farmhouse located in a quiet environment. This property of 113 m², built on a spacious plot of approximately 1000 m², will charm you with its beautiful volumes and its brightness facing South. Comprising a living room and a lounge with a total surface area of 60m², an independent kitchen, 2 bedrooms, 1 bathroom, 2 toilets and a terrace, it will offer you all the necessary comfort for your family. Equipped with heating by air / water heat pump (new) it complies with current sanitation standards thanks to its mini-station. Take advantage of its quality services with double glazing, beams, terracotta tiles, tuffeau and the calm that this place offers. A rare pearl to discover. Real estate in Saint-Mathurin-sur-Loire offers many advantages for buying a house. This charming town is ideally located on the banks of the Loire, offering a peaceful and picturesque living environment. It is distinguished by its historical and cultural wealth, with remarkable monuments and multiple leisure activities. Rental real estate is diverse, with traditional houses of timeless beauty ranging from characterful residences to modern properties. The quality of life is enhanced by excellent connectivity with the neighboring major cities and the presence of all the amenities necessary for daily life. In short, Saint-Mathurin-sur-Loire offers a promising and profitable real estate purchase.

Fees and charges :

261 400 € agency fees 4.36% à the responsibility of the buyer included