

380 000 €

Contact agency

Loire Valley Immobilier

9, Levée du Roi René

49250 Saint Mathurin-sur-Loire

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For sale house

3 rooms

Surface : 146 m²

Surface of the living : 57 m²

Surface of the land : 2243 m²

Exposition : Ouest

Hot water : Electrique

Couverture : slate

Features :

well, Bedroom on ground floor, double glazing, underfloor heating, Automatic gate, CALM

3 bedroom

1 terrace

2 showers

2 WC

1 garage

2 parkings

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A

Document non contractuel

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



House 360 Saint-Mathurin-sur-Loire

Superb detached house of 160 m², close to the city center of Saint-Mathurin-sur-Loire, likely to interest lovers of calm and greenery. With a plot of 2243 m², this residence also offers a large garage, and a carport (motorhome parking possible) It consists of a semi-open kitchen and a large living room of 57 m² benefiting from a western exposure, 3 bedrooms including one on the ground floor, and 2 shower rooms and a large attic which can be converted. The comfort of its equipment such as geothermal underfloor heating, a well, double glazing, a bedroom on one level, a terrace, its outbuildings will delight future owners. Considering all of its services, this is an opportunity to seize. Real estate in Saint-Mathurin-sur-Loire, postcode 49250, has several advantages for buying a house. This charming village in the Pays de la Loire region seduces with its peaceful living environment on the banks of the Loire. The real estate is attractive with a diversified offer at affordable prices for old stone, new or renovation. The quality of life is highlighted by the surrounding natural spaces, ideal for outdoor activities. The proximity of Angers ensures easy access to services, shops, schools and cultural and sports infrastructures. Finally, the tourist potential with the Loire à Vélo and the Loire castles is a plus for a second home or gîte project.

Fees and charges :

380 000 € agency fees 2.95% à the responsibility of the buyer included

