

259 500 €

**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**

**5 rooms**

**Surface : 100 m<sup>2</sup>**

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

**Surface of the land : 937 m<sup>2</sup>**

**Year of construction : 1979**

**Hot water : Gaz**

**Inner condition : excellent**

**Couverture : slate**

**Features :**

pellet stove, double glazing, Laundry room, CALM

3 bedroom

1 terrace

1 bathroom

1 shower

2 WC

1 cellar

**Energy class (dpe) : D**

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

Document non contractuel

27/01/2025 - Prix T.T.C



## House Saint-Rémy-la-Varenne

Come and discover this superb house recently renovated with care and elegance! It offers you a beautiful living room of almost 30 m<sup>2</sup>, through, bright and opening onto a pleasant terrace, ideal for enjoying the beautiful days. The fitted and open kitchen creates a friendly space, perfect for your moments with family or friends. Upstairs, you will find two spacious bedrooms, an office that can be used as an extra bedroom, a modern bathroom, as well as a magnificent master suite that will appeal to the most demanding. For those looking for practicality, single-storey living is possible thanks to the layout of the garage located on the side of the house, thus offering great flexibility of layout. The real asset of this house : a spacious cellar of almost 61 m<sup>2</sup>, accessible from both the inside and the outside. A generous storage space, ideal for meeting all your storage needs and for freeing up space in the rest of the house. Don't wait any longer to visit this rare property, combining comfort, functionality and modernity!

Fees and charges :

259 500 € agency fees 3,85% à the responsibility of the buyer included

