

466 800 €

**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**

**6 rooms**

**Surface : 210 m<sup>2</sup>**

**Surface of the living : 40 m<sup>2</sup>**

**Surface of the land : 1552 m<sup>2</sup>**

**Exposition : Sud ouest**

**View : Loire**

**Hot water : Individuel**

**Couverture : slate**

**Features :**

Magnifique vue sur la Loire, Garage de 53 m<sup>2</sup>, Wooded, cellar, Bedroom on ground floor

5 bedroom

1 bathroom

1 shower

1 WC

2 garage

1 cellar

**Energy class (dpe) : F**

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

Document non contractuel

17/08/2024 - Prix T.T.C



### House 350 Saint-Mathurin-sur-Loire

Are you looking for a spacious and bright house, with a magnificent panorama of the Loire? You will be seduced by this beautiful individual residence of approximately 160 m<sup>2</sup> spread over 3 levels and facing South-West. Its 40m<sup>2</sup> living room lets in daylight for a warm and friendly atmosphere with its view of the Loire opening onto the large semi-equipped kitchen. On the night side, the house has 5 bedrooms, one of which is on the ground floor, 1 bathroom, 1 shower room and a toilet. A wooded plot of 1552m<sup>2</sup> surrounds the house. Its advantages do not stop there, a 53 m<sup>2</sup> accommodation on the ground floor allows you to either accommodate family and friends or to embark on a gîte activity. Its 53m<sup>2</sup> garage as well as a cellar offer you additional storage space. Do not hesitate to come and discover the serene atmosphere that emanates from this exceptional property located in Saint-Mathurin-sur-Loire. Real estate in Saint-Mathurin-sur-Loire in 49250 offers many advantages for purchasing a house. This charming Angevin town offers a peaceful living environment near the banks of the Loire, ideal for nature lovers. The real estate market there is attractive with good value for money. The houses there are spacious and often have beautiful gardens. In addition, the proximity to Angers opens up wide prospects for job opportunities while benefiting from the calm of the countryside. Finally, the cultural and associative excitement of Saint-Mathurin-sur-Loire offers varied activities for all ages, adding to the appeal of

