

523 900 €

**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 mansion**

**9 rooms**

**Surface : 277 m<sup>2</sup>**

**Surface of the living : 29 m<sup>2</sup>**

**Surface of the land : 3298 m<sup>2</sup>**

**Hot water : Electrique**

**Inner condition : GOOD**

**Features :**

fireplace, Bedroom on ground floor, triple glazing

6 bedroom

3 terraces

1 bathroom

2 WC

2 garage

1 cellar

**Energy class (dpe) : E**

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

Document non contractuel

24/11/2024 - Prix T.T.C



### Mansion 358 La Ménitré

Discover this charming house of character, ideal for a large family. Located on a vast wooded plot, it combines old-world charm and modern comfort, while being close to all amenities. This property includes 6 spacious bedrooms, each with a water point, offering comfort and privacy to all members of the family. You will appreciate the possibility of living on one level, which makes everyday life easier. The large, bright living room is perfect for welcoming your loved ones and creating unforgettable memories. The elegant and modern kitchen is fully equipped with quality materials. The large grounds are perfect for children, pets or just enjoying nature. Ideally located close to shops, schools and transport, this house offers the best of both worlds: the tranquility of a peaceful setting and easy access to all amenities. Don't miss this unique opportunity to acquire a property with exceptional potential. Contact us today to arrange a visit and discover all its assets!

Fees and charges :  
523 900 € agency fees 4,75% à the responsibility of the buyer included

