



## Town house

MONTVAL SUR LOIR (72)

**115 000 €\***

\* Agency fees to be paid by the seller



104 m<sup>2</sup>



5 pièce(s)



3 chambre(s)

## PROPERTY DESCRIPTION

Christel GUY, your real estate advisor within the CapiFrance network, presents this charming 3 bedroom town house, ideally located just 600 meters from the Leclerc shopping center, and 2.4 km from the train station and the town center of Château du Loir (72500). This terraced house offers on the ground floor a living room, a bedroom, a bathroom (requiring updating) and a spacious fitted kitchen giving access to a terrace and its intimate garden, protected from prying eyes. The atypical upper floor will appeal to families, with its 2 additional bedrooms, one of which has a dressing room, as well as an office that can be transformed into a child's bedroom according to your needs. Its main advantages: Large garage City gas boiler Proximity to amenities A visit is essential! Do not hesitate to contact me at 06.18.65.98.65! Montval-sur-Loir, a town offering all essential services (schools, shops, train station), nestled in the heart of the Loir Valley, between Le Mans (72000) and Tours (37000), and just 2.5 hours from Paris. Some photos have been home staged (terrace) Fees are the responsibility of the seller.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www. georisques. gouv. fr](http://www.georisques.gouv.fr).

**\*\* ENGLISH SPEAKERS:** please note that CapiFrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our CapiFrance website directly. We look forward to finding your dream home!



**Christel GUY**

**MONTVAL-SUR-LOIR  
(72500)**

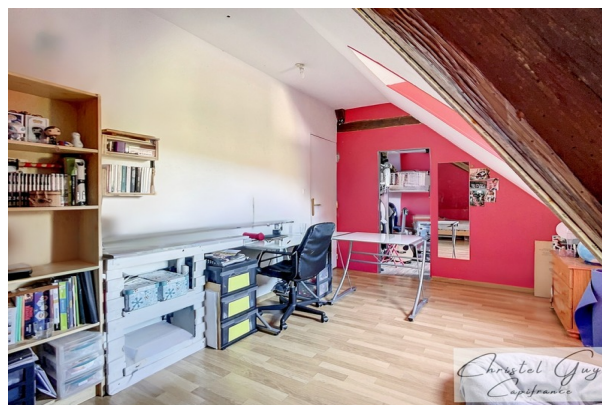
Agent

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Courts service city : LE  
MANS

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## LE BIEN EN IMAGES



## DETAILS

### GENERAL

Reference ..... 835276

Property type ..... Town house

Year of construction ..... 1900

Exposure ..... N-E / S-W

### SURFACES

Living space ..... 104 m²

Living room surface ..... 26 m²

Land surface ..... 283 m²

### COMPOSITION

Number of rooms ..... 5

Number of bedrooms ..... 3

Number of bathrooms ..... 1

Toilets count ..... 1

Terrace ..... 1

### DPE/GES

DPE ..... 188

GES ..... 38

### APPENDIX

Parking ..... extérieur

Parking space ..... 1

Garage ..... 1

Videophone ..... Non

### SERVICES

Heater ..... gaz

Kitchen ..... aménagée



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SAS au capital de 100.000 euros

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