



Small farm

NOGENT SUR LOIR (72)

90 900 €*

* Agency fees to be paid by the seller



59 m²



3 pièce(s)



2 chambre(s)

PROPERTY DESCRIPTION

Lovers of beautiful stones, you will fall under the charm of this farmhouse to renovate, located just 5km from Château du Loir, in the village of Nogent sur Loir. Rubble, cut stone frames, lime plaster, a property with character that is just waiting to be revived! On land of approximately 6000 m², partly buildable, the property is made up of a farmhouse, a barn and a superb cellar. The house with a surface area of 59 m² is made up of 4 rooms: a kitchen with fireplace, 2 bedrooms, a room to convert, a bathroom and WC. The floor space of the house can be enlarged by converting the outbuildings, the press 19 m² and the stable 15 m². The attic has a convertible area of approximately 45 m². The barn consists of a warehouse-garage space of 51 m², a workshop of 9m² and a former dairy of 7.5 m². The cellar is a real reception space, with a surface area of 38 m² with a cellar space and high ceilings! The house is connected to mains drainage. Guaranteed to fall in love with this farmhouse, contact me quickly for a visit! Nogent sur Loir, a town with a school and a tobacco bar, is located 4 km from the Montval sur Loir SNCF station, 40 km from Tours, 55 km from Le Mans. Les honoraires sont à la charge du vendeur.

Le Diagnostic de Performance Energétique(DPE) a été réalisé selon une méthode valable mais non fiable et non-opposable.

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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LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 839881

Property type Small farm

Year of construction 1900

Exposure South

View Vue dégagée, sur Jardin

SURFACES

Living space 59 m²

Living room surface 11 m²

Land surface 6118 m²

COMPOSITION

Number of rooms 3

Number of bedrooms 2

Toilets count 1

Washrooms 1

APPENDIX

Parking garage

Garage 1

Cellar 1

Videophone Non



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Ces éléments sont donnés à titre indicatif et de bonne foi et n'ont aucune valeur contractuelle