



## House on one level

MONTVAL SUR LOIR (72)

**179 900 €\***

\* Agency fees to be paid by the seller



115 m<sup>2</sup>



6 pièce(s)



3 chambre(s)

## PROPERTY DESCRIPTION

To visit quickly! Only at Capi, 1km from the town center of Montval sur Loir, 800 meters from the middle school and high school, and close to the supermarket, single-storey character house with 3-4 bedrooms without work on 2300 m<sup>2</sup> of land! The tastefully renovated house offers pleasant living on one level: a large bright living room of 46 m<sup>2</sup> with fitted kitchen, a large bedroom of 16 m<sup>2</sup> and its dressing room of 3 m<sup>2</sup>, and a spacious bathroom of 10 m<sup>2</sup>. A second bedroom can be created on the ground floor by converting a 15 m<sup>2</sup> outbuilding. Upstairs, you will find 2 attic bedrooms, an office room converted into a child's bedroom, and a games room. Outside, you will enjoy receiving your friends and family on a large terrace of 80m<sup>2</sup>. On enclosed grounds of 2300m<sup>2</sup> with 2 entrances, you will also find a large outbuilding converted into a garage, workshop and laundry room, and several cellars. The +: - Cover redone in 2019 - PVC door frames - Jotul pellet stove heating - Recent electric radiators and water heaters - Electric entrance gate - Compliant sewer connection - Land classified in an urban area (to be built) You Are you under the spell? Contact me for a visit on 06 18 65 98 65! Montval sur Loir, a town located in the heart of the Loir valley, between Le Mans and Tours, just 2 hours from Paris, offers all services (school, college, shops, medical center) and easy access thanks to the SNCF station. and its motorway exit (A28).

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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## LE BIEN EN IMAGES





## DETAILS

### GENERAL

Reference ..... 844243

Property type ..... House on one level

Year of construction ..... 1900

Exposure ..... South

View ..... Vue sur Jardin

### SURFACES

Living space ..... 115 m²

Living room surface ..... 46 m²

Land surface ..... 2305 m²

### COMPOSITION

Number of rooms ..... 6

Number of bedrooms ..... 3

Number of bathrooms ..... 1

Toilets count ..... 2

Washrooms ..... 1

Terrace ..... 1

### DPE/GES

DPE ..... 183

GES ..... 5

### APPENDIX

Parking ..... extérieur

Parking space ..... 3

Garage ..... 1

Cellar ..... 1

Videophone ..... Non

### SERVICES

Heater ..... électricité

Heater ..... granules

Kitchen ..... aménagée



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