



House

CHALONNES SUR LOIRE (49)

349 900 €*

* Agency fees to be paid by the seller



135 m²



5 pièce(s)



4 chambre(s)

PROPERTY DESCRIPTION

CHALONNES SUR LOIRE, exclusively I invite you to come and discover this quiet property a few steps from the shops. A spacious courtyard is your entrance to the property, for the house and the numerous outbuildings, all on a fully landscaped and fenced plot of 4,879.00 m² Concerning the house, on the ground floor, an entrance, fitted and equipped kitchen, followed by the living room with a hallway which takes you to the sleeping area, with toilet, bathroom and 2 bedrooms with cupboard. Upstairs a second bedroom, 2 fully convertible attics for additional bedrooms and a bathroom. In the basement, and with a total surface area, we find an additional bedroom, 1 garage, 1 workshop storage room, and a technical room where the wood boiler and the oil boiler are located which can be easily changed by a heat pump in order to pass the classification of this house in C (see diagnostician) Around: place to relax with this large terrace, and then its landscaped park. The layout is also made to accommodate your animals, with part of the land fenced for this purpose. On the storage side, everything is in place with several garages for a total storage area of more than 300m²

Les honoraires sont à la charge du vendeur.

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!



**Vincent HANOUT-
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Agent

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LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 844362

Property type House

Year of construction 1977

SURFACES

Living space 135 m²

Living room surface 27 m²

Land surface 4879 m²

COMPOSITION

Number of rooms 5

Number of bedrooms 4

Toilets count 2

Washrooms 1

Terrace 1

DPE/GES

DPE 298

GES 38

APPENDIX

Parking garage

Garage 5

Videophone Non

SERVICES

Heater bois

Heater fuel

Kitchen aménagée



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