



## House

RIVES DU LOIR EN ANJOU (49)

**249 900 €\***

\* Agency fees to be paid by the seller



124 m<sup>2</sup>



6 pièce(s)



4 chambre(s)

## PROPERTY DESCRIPTION

In a quiet environment, surrounded by nature, I invite you, exclusively, to come and discover this place. The house and its numerous outbuildings are located on a plot of more than 2600m<sup>2</sup>, with the possibility in the future of acquiring more adjoining land (2.5 ha currently leased). On the ground floor, after being sheltered, the entrance presents itself to us, serving the kitchen and the living room with its lounge and living room. A clearance allows passage for the toilets, the bathroom and again the living room. An office is also present, as well as a storage room. Upstairs, the landing leads to two spacious bedrooms and a smaller bedroom. At the end of the corridor an opening takes us onto a large veranda of 32 m<sup>2</sup>: this part can also be transformed into a residential extension. At the end of the corridor is a large cupboard with a trap door to access the attic. This can be arranged. Adjoining, a veranda outbuilding with technical room A habitable outbuilding with a bedroom and bathroom. Following this is a first garage followed by a storage outbuilding. On the other side of the plot is a workshop of more than 30m<sup>2</sup>, a garage and a glazed storage space giving access to the cellar. Heating by oil boiler from 2004 in perfect working order Autonomous sanitation not compliant.

Les honoraires sont à la charge du vendeur.

Logement à consommation énergétique excessive : classe G

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!



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Agent

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## LE BIEN EN IMAGES



## DETAILS

### GENERAL

Reference ..... 845034  
Property type ..... House  
Year of construction ..... 1956

### SURFACES

Living space ..... 124 m<sup>2</sup>  
Living room surface ..... 35 m<sup>2</sup>  
Land surface ..... 2600 m<sup>2</sup>

### COMPOSITION

Number of rooms ..... 6  
Number of bedrooms ..... 4  
Number of bathrooms ..... 1  
Toilets count ..... 1  
Washrooms ..... 1

### DPE/GES

DPE ..... 345  
GES ..... 108

### APPENDIX

Parking ..... garage  
Garage ..... 2  
Cellar ..... 1  
Videophone ..... Non

### SERVICES

Heater ..... bois  
Heater ..... fuel  
Kitchen ..... aménagée