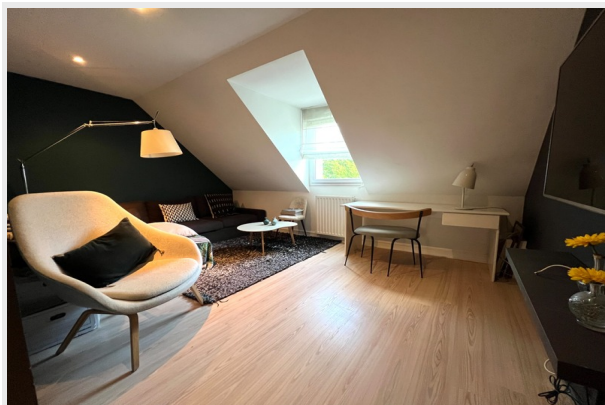




House

RIVES DU LOIR EN ANJOU (49)

375 000 €



156 m²



9 pièce(s)



5 chambre(s)

PROPERTY DESCRIPTION

Exclusively, I invite you to come and discover this contemporary house located on the Rives du Loir in Anjou, where everything is possible on foot in the center of the town of Villeveque. The house offers approximately 156m² for your family to enjoy. It has generous volumes, pleasant brightness, quality services, optimal comfort and warm spaces. On the ground floor, you will find a large welcoming entrance with dressing room, a large living room with its fireplace and insert, a fitted and fully equipped kitchen, a laundry room giving access to the garage. On this same level there is a sleeping area to facilitate living on one level, with a bedroom with cupboards and its bathroom, as well as the toilet. Upstairs, a landing leads to 4 bedrooms (one with a shower room), a bathroom and a toilet. The garage and parking spaces in front of the house are practical. The terrace is ideally exposed and not overlooked at the kitchen level, thus giving access to the landscaped garden. Les honoraires d'agence sont à la charge de l'acquéreur, soit 6,53% TTC du prix hors honoraires.

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-
LEVINDRE**

**RIVES-DU-LOIR-EN-
ANJOU (49140)**

Agent

RSAC : 440 010 197 00026

Courts service city :
ANGERS

(+33)6 16 41 33 83

LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 845802

Property type House

Year of construction 2000

Exposure South

View Vue sur Jardin, sur Rivière, sur Village

SURFACES

Living space 156 m²

Living room surface 40 m²

Land surface 682 m²

COMPOSITION

Number of rooms 9

Number of bedrooms 5

Number of bathrooms 1

Toilets count 2

Washrooms 2

DPE/GES

DPE 165

GES 25

APPENDIX

Parking extérieur

Parking space 2

Garage 1

Videophone Non

SERVICES

Heater gaz

Kitchen aménagée



CAPIFRANCE
639 rue du Mas de Verchant, Immeuble Diver'city - 34 170 Castelnau Le Lez
CS 70058 34 473 Pérols Cedex
RCS de Montpellier n° 441 338 985
SAS au capital de 100.000 euros

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