



House

VAL D'ERDRE AUXENCE (49)

198 000 €



132 m²



6 pièce(s)



4 chambre(s)

PROPERTY DESCRIPTION

For sale a single-storey house of approximately 132 m² and a large stone building, on land of over 3 hectares.

The house is made up of a living room with a fireplace with insert and an open fitted kitchen, a utility room, a laundry room, 4 bedrooms, an office, a bathroom and shower, separate toilet. A cellar, an adjoining garage and large convertible attics complete the house.

In the countryside, the property is located 7 minutes from shops, schools, public services and only 35 minutes from Angers and Ancenis.

The surface area of the land sold may be adjusted according to the needs of the buyer and the demarcation will be the responsibility of the seller.

Do not delay in contacting me to organize a visit.

Les honoraires d'agence sont à la charge de l'acquéreur, soit 4,76% 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!



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ANGRIE (49440)

Agent

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LE BIEN EN IMAGES



DETAILS

COMPOSITION

Number of rooms	6
Number of bedrooms	4
Number of bathrooms	1
Toilets count	1
Terrace	1

DPE/GES

DPE	246
GES	7

APPENDIX

Parking	garage
Garage	1
Cellar	1
Videophone	Non

SERVICES

Heater	électricité
Heater	bois
Kitchen	aménagée

GENERAL

Reference	847180
Property type	House

SURFACES

Living space	132 m²
Land surface	30589 m²