



## House

RIVES DU LOIR EN ANJOU (49)

**299 500 €**



155 m<sup>2</sup>



8 pièce(s)



4 chambre(s)

## PROPERTY DESCRIPTION

RIVES DU LOIR EN ANJOU, exclusively I invite you to come and visit this house in the hyper center of Soucelles where everything on foot is possible for the schools and shops in the town center Film available on request. On its landscaped and fenced plot of 490m2 is this pleasant house heated by: a pellet stove and a city gas boiler, recent On the ground floor we enter through an entrance a living room of 33 square meters, a recent kitchen fitted out and equipped. A hallway to lead us to the sleeping area on one level, namely a bedroom with its closet, a bathroom, and toilets. Following the kitchen is a pleasant living room of 35 square meters opening onto the garden Upstairs a landing which can serve as a reading corner, this serves all three bedrooms, an office, a bathroom baths and toilets. In the basement a garage and two spaces of 25 m2 each for storage, without forgetting the wine cellar on clay floor. Sewerage sanitation All you have to do is leave your suitcases there

Les honoraires d'agence sont à la charge de l'acquéreur, soit 6,39% 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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**RIVES-DU-LOIR-EN-  
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Agent

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## LE BIEN EN IMAGES



## DETAILS

### GENERAL

Reference ..... 851263

Property type ..... House

Year of construction ..... 1982

### SURFACES

Living space ..... 155 m<sup>2</sup>

Living room surface ..... 33 m<sup>2</sup>

Land surface ..... 490 m<sup>2</sup>

### COMPOSITION

Number of rooms ..... 8

Number of bedrooms ..... 4

Number of bathrooms ..... 1

Toilets count ..... 2

Washrooms ..... 1

### DPE/GES

DPE ..... 192

GES ..... 31

### APPENDIX

Parking ..... garage

Garage ..... 1

Videophone ..... Non

### SERVICES

Heater ..... granules

Heater ..... gaz

Kitchen ..... aménagée



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