

**299 800 €**

**For sale house**

**5 rooms**

**Surface : 120 m<sup>2</sup>**

**Surface of the living : 42 m<sup>2</sup>**

**Surface of the land : 4870 m<sup>2</sup>**

**Exposition : Sud ouest**

**Hot water : Electrique**

**Inner condition : Bon**

**External condition : Bon**

**Features :**

Poêle à bois, Chambre de plain-pied, double glazing, Arrière cuisine, calm

3 bedroom

1 terrace

1 bathroom

1 shower

2 WC

**Energy class (dpe) : D**

**Emission of greenhouse gases (ges) : B**

Document non contractuel

01/05/2024 - Prix T.T.C



### House 344 La Ménitré

Magnificent detached house of 115m<sup>2</sup> for sale not overlooked, offering a clear view. Located in La Ménitré, this house is established on a plot of 4870m<sup>2</sup>. Spread over 2 levels, it has a 22m<sup>2</sup> living room, as well as an equipped and fitted kitchen. You will find 3 bedrooms, a bathroom, a shower room and 2 toilets, including a bedroom on one level. The interior is in good condition and the house offers great amenities: double glazing, electric heating and hot water, and assured calm. The sanitation system works with a septic tank. This house combines comfort and tranquility for daily well-being. Real estate in La Ménitré, 49250, offers several strong points for purchasing a house. First of all, this small town in the west of France is renowned for its peaceful and green living environment, with many individual houses benefiting from large gardens. The proximity of the Loire River offers an additional attraction. Property prices are more affordable than in urban areas, with a wide variety of properties, from village houses to large properties. Basic amenities are present in La Ménitré and major towns like Angers are easily accessible for additional amenities. Finally, La Ménitré has a train station, making daily travel easier.

