

Perche house Bonnetable, centre of town, period property with courtyard and outbuilding, work to renovate ...



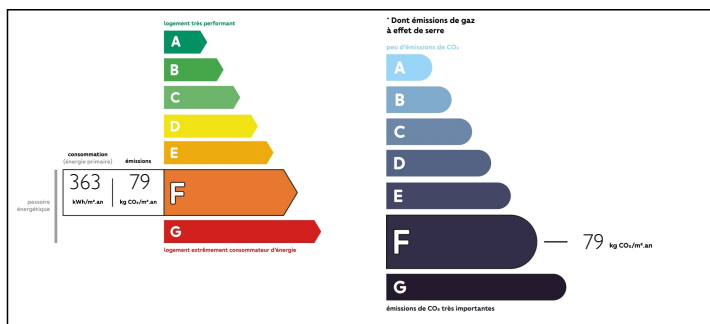
## INFORMATION

Town:	Bonnetable
Department:	Sarthe
Bed:	5
Bath:	1
Floor:	150 m2
Plot Size:	173 m2

## IN BRIEF

House for sale between the Parc Naturel du Perche and Le Mans. Town house. 150m<sup>2</sup> of living space, partly renovated. Two outside spaces. Paris 2 hours, Le Mans 30km.

## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

Town house dating in oldest parts to the 17th century, with original features such as fireplaces and tower staircase. The property is part renovated. The accommodation includes: Ground floor: Entrance, kitchen space, living room with fireplace, dining room with wood burning stove, lean -to verandah in need of renovation, wc. 1st floor: landing, two bedrooms renovated each with fireplace , bathroom with wc . Further three rooms to renovate. Adjoining the property is the boiler room. The oil central heating system no longer used, radiators have been removed but many are on the premises so can be re-used . Large workshop/garage space with loft above, woodstore and storage barn and cellar. Two courtyards , one for parking and the smaller courtyard is grass. Total plot is 173m<sup>2</sup>

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## LOCAL TAXES

Taxe foncière: 1200 EUR

## NOTES