

Under offer Mortagne au Perche/Le Mele sur Sarthe, countryside of rolling hills, C17th property to renovate...

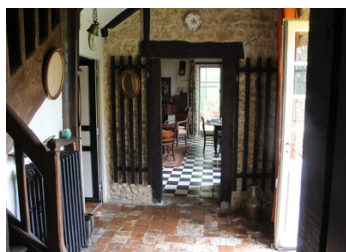


## INFORMATION

Town:	Laleu
Department:	Orne
Bed:	3
Bath:	1
Floor:	230 m2
Plot Size:	100000 m2

## IN BRIEF

Beautiful house to renovate Between Mortagne au Perche and Le Mêle sur Sarthe, in a countryside of rolling hills. Set at the end of a lane, this historic XVIIth century dwelling to be renovated with a large stone outbuilding on 10 H of meadowland, 9 of which are rented, well, spring, hedges...



## 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

The house of 220 m<sup>2</sup> is composed of an entrance with staircase (12m<sup>2</sup>); a living room of 34m<sup>2</sup> with fireplace, terracotta tiles, vegetable garden, dining room with fireplace (30) with access to the conservatory, small kitchen (4m<sup>2</sup>), bathroom with toilet (4.5m<sup>2</sup>); boiler room of 21 m<sup>2</sup> with fireplace and bread oven, separate toilet.

On the first floor, landing leading to 3 bedrooms (30m<sup>2</sup> with mezzanine of 8m<sup>2</sup>, 35 m<sup>2</sup> and 8.5m<sup>2</sup>). By another staircase, bedroom of 18m<sup>2</sup> with another room of 12m<sup>2</sup> for a future bathroom.

Away from the house, stone outbuilding of 100 m<sup>2</sup>, a stone tower used as a shed, well, spring, orchard, old trees, hedges; view of the countryside over the surrounding pastures. The property is not connected to mains water supply - the connection could cost in the region of 2000 €.

Beautiful views.

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

## NOTES