

Charming town house near le Mans, with cellar, garage and a studio/workshop, set in a private walled garden.



## INFORMATION

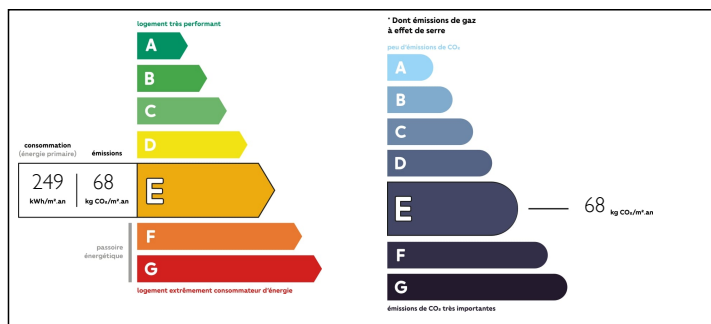
Town:	Bernay-Neuvy-en-Champagn
Department:	Sarthe
Bed:	7
Bath:	2
Floor:	304 m2
Plot Size:	2200 m2



## IN BRIEF

If you're looking for a period French town house then this one could be for you. This lovely character property is well located, 20 minutes from le Mans with easy access to Paris and the Normandy coast. The house has been well cared for over the years and would make a comfortable family home or second residence with B&B potential.

## 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 front door opens onto a hall leading to a large dining room with open fireplace. Still on the ground floor, a well equipped family kitchen opens onto the garden as does the comfortable living room. A ground floor bedroom, currently also used as a billiards room with separate bathroom, could provide an independent downstairs suite. On the first floor there is a family bathroom, WC and 3 good sized bedrooms. On the second floor there are a further 3 bedrooms, one with ensuite facilities, and a seating area that could be used as an office or play room. The house is in good condition with some rooms having been recently updated. There is plenty of scope for further improvement but the house is perfectly habitable in its current condition.

The house is in the heart of a small, quiet village and offers a country residence with all the benefits of being connected to a local community.

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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: 544 EUR**

**Taxe habitation: 575 EUR**

## NOTES