

Under offer Mamers, townhouse to renovate, many original features, garden and outbuilding.

EXCLUSIVE



## INFORMATION

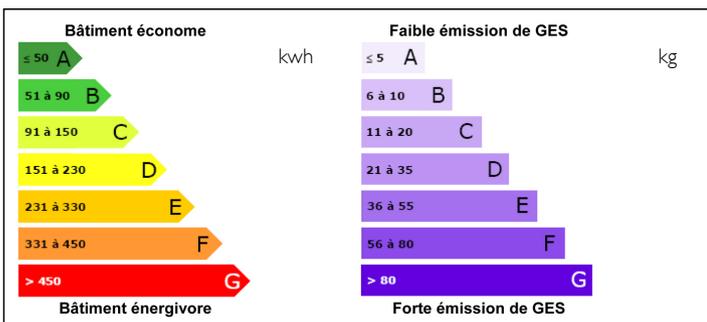
Town:	Mamers
Department:	Sarthe
Bed:	1
Bath:	1
Floor:	46.4 m2
Plot Size:	129 m2



## IN BRIEF

House for sale between the Perche and the Soasnois, in centre of town . Set in a peaceful road in the old market town of Mamers. Many original features, charming property with a garden and outbuilding - to renovate.

## 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 with original features such as fireplaces and exposed beams. The accommodation includes: Ground floor: Living room with fireplace, kitchen with fireplace for a wood burning stove, shower room and wc. 1st floor: bedroom . Cellar. The house requires renovation throughout. Seperate stone building attached to the garden which is accessed by a communal path. 130m<sup>2</sup> outside space.

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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: **475 EUR**

## NOTES