

Renovated farmhouse with fantastic endless views of Pays de la Loire



INFORMATION

Town:	LE BAILLEUL
Department:	Sarthe
Bed:	1
Bath:	1
Floor:	0 m2
Plot Size:	12321 m2

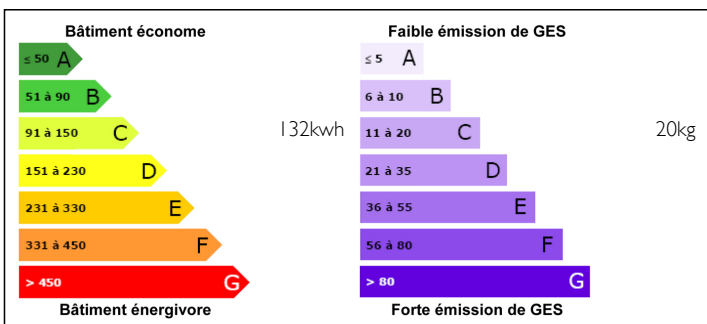


IN BRIEF

This property offers a lot of possibilities; you can start your own campsite or/and B & B or just enjoy living in the countryside during your holidays or start your French life in it. The current owner did already some major renovations (new electrics, central heating, kitchen etc.)



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

At the moment this property exist on the ground floor of:

Kitchen (21 m<sup>2</sup>), WC, dining room (15 m<sup>2</sup>) with a woodburner which heats water pumped to all the radiators in the house. A living room (25 m<sup>2</sup>) with an open fire place.

The bathroom (6 m<sup>2</sup>) is located next to the master bedroom (8.5 m<sup>2</sup>)

The attik of the house is not yet being used as living area but would make some nice extra bedrooms. There are more parts of the house not yet finished but the radiators and electrics are in those parts already connected.

The property has 3 acres of land (1,2 hectare) and the large barn (appr. 160 m<sup>2</sup>) is very useful.

For those who like fishing; in the little pond live some nice carp!

When you are at the property it seems the rest of civilization is far away but the nearest village, with a supermarket, post office, bakery is only 1,5 km. The city of Sablé is 13 km and there is also a TGV station with fast trains towards Le Mans and Paris and recently also Rennes.

The access to the motorway Angers - Le Mans (A11) is only 5 minutes away

## LOCAL TAXES

**Taxe foncière: 130 EUR**

**Taxe habitation: 200 EUR**

## NOTES