

Superb spacious 4 bedroom character village house with private walled courtyard garden – B & B potential

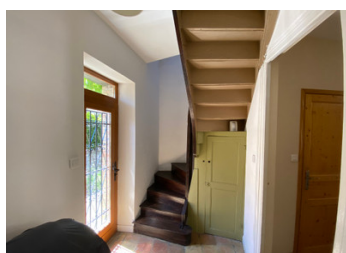
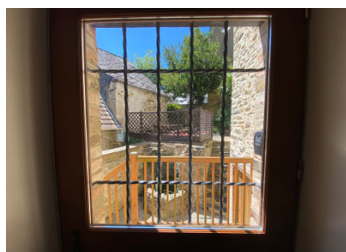


INFORMATION

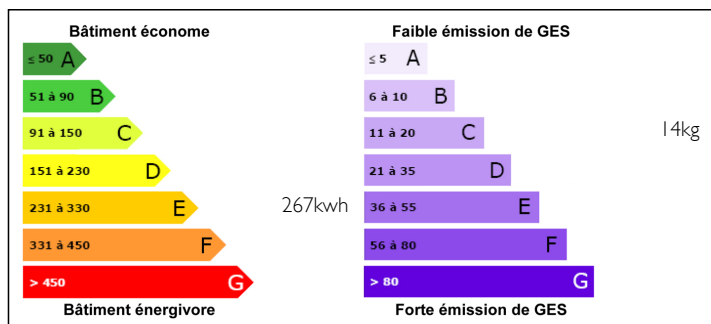
Town:	Saint-Georges-le-Gaultier
Department:	Sarthe
Bed:	4
Bath:	2
Floor:	107 m2
Plot Size:	173 m2

IN BRIEF

This property is beautifully presented and situated in the centre of a pretty village, it has been lovingly renovated by the current owners to maintain the original features and charm and would make the perfect holiday home or a permanent home with income potential. Just 30 mins from Alencon, Le Mans 1.30 hours, Cross Channel ferries 1.30 hours, Caen

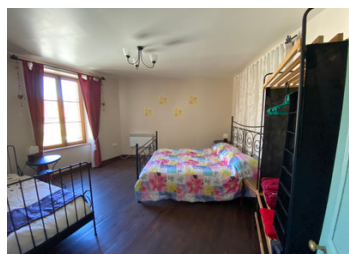


ENERGY - DPE



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

This house currently comprises spacious entrance HALL/CLOAKROOM with WC leading into the SITTING ROOM with original tomette tiles and woodburning stove. Through onto the fabulous light KITCHEN/DINING ROOM (31m²) with fully fitted oak units, traditional sink, dishwasher and separate island unit, woodbunning stove, oak beams and oak flooring. A bespoke oak staircase leads to a bright and airy good sized double BEDROOM 1 (20m²) with traditional beams and a lovely en-suite BATHROOM (13m²) with bath, WC, handbasin and separate shower.

From the hall a second staircase leads to BEDROOM 2 (19m²) and BEDROOM 3 (11m²) both with original hardwood floors, head on up to the second floor where you will find BEDROOM 4 (14m²) with delightful en-suite BATHROOM with shower, WC & handbasin

The property benefits from double glazing, electric heaters and mains drainage.

Private low maintenance south facing walled garden perfect for dining al-fresco, steps down to lower section of garden leading to the cellar perfect for storage, gated access to rear of the property.

There's nothing to do here except move in and relax and enjoy the life.

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

NOTES