

House with character to renovate in village location close to Chateau Gontier and Sable sur Sarthe

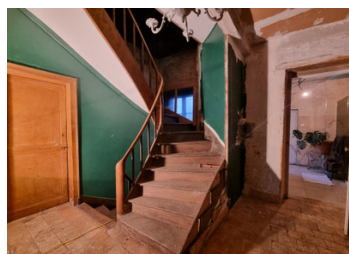


## INFORMATION

Town:	Bouère
Department:	Mayenne
Bed:	4
Bath:	1
Floor:	135 m2
Plot Size:	664 m2

## IN BRIEF

Large early 19th century house for renovation with the prospect of creating a large and stylish family home in the centre of Bouère, ideally located less than 20 minutes from the large towns of Sable-sur-Sarthe and Chateau Gontier. In addition to the large house there are a good selection of outbuildings and a garden of approx 500m².



## 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.



## LOCAL TAXES

**Taxe foncière: 350 EUR**

## NOTES

## DESCRIPTION

Built in 1803 this house, in the style of a maison de maitre, has much in the way of charm and character and the enormous potential to continue the current renovation works to provide a large family home.

On the ground floor

- + Entrance Hall
- + Lounge
- + Kitchen - currently comprising free standing units and a cooker. There is certainly the possibility of using this existing space to install a good sized fitted kitchen. Equally there is the prospect of constructing an extension to the rear of the property on the current courtyard perhaps in the form of an Orangery
- + Dining Room
- + Bedroom
- + Room

On the first floor

- + 4 bedrooms
- + Shower room - this is a new installation with only minor completion works required
- + WC

Stairs continue to the loft (approx 64m<sup>2</sup>) - this immense area is ideal for conversion into additional living space and/or bedrooms.

The house roof is good having been recently replaced. Evidence of the integrity of the roof can be seen within the large loft area.  
Connected to mains drainage

To the rear of the property is a courtyard from which it is possible to access the cellar.

From the courtyard are a number of old outbuildings, currently used for storage, but that would be ideal for a workshop or two. Beyond this is the garden, fenced and fully enclosed and of approx 500m<sup>2</sup> running down to the stream at the bottom of the garden.