LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A45130LRL72 Price: 355 000 EUR

agency fees to be paid by the seller

**OFFER ACCEPTED : Equestrian property of nearly 3 ha, with woods, stream, a 4-bedroom house, barn and pool.**















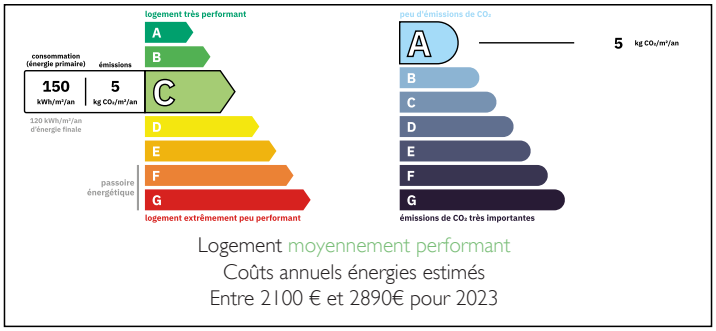
## INFORMATION

| | |
|---|---|
| Town: | Mont-Saint-Jean |
| Department: | Sarthe |
| Bed: | 4 |
| Bath: | 2 |
| Floor: | 250 m2 |
| Plot Size: | 29491 m2 |

## IN BRIEF

This beautiful property, with no immediate neighbors, is located two kilometers from the village of Mont-Saint-Jean, 8 km from Fresnay-sur-Sarthe, and 8 km from Sillé-le-Guillaume. It offers ample living space as well as nearly 3 hectares of land, part of which is wooded and features a stream. The barn contains two stalls and several storage areas. An ideal place for horses, especially since it's possible to build a riding arena there!

## ENERGY - DPE




Logement moyennement performant
Coûts annuels énergies estimés
Entre 2100 € et 2890€ pour 2023

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
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## LOCAL TAXES

| | |
|---|---|
| **Taxe foncière:** | **1700 EUR** |

## NOTES

## DESCRIPTION

A quiet, tree-lined path leads to the courtyard in front of the house, where several cars can be parked.
The front door opens onto an entryway featuring a storage closet and toilets. To the left is a huge living/dining room with multiple floor-to-ceiling windows offering views of the pool and garden.
Opposite, a hallway leads to a bedroom with a small terrace and a recently renovated shower room/laundry area, as well as a large, fully fitted and equipped kitchen featuring a central island and a fireplace with an insert. A door leads to a small hallway housing an old bread oven and opening onto the garden.
In the living area, a stunning wrought-iron staircase leads to a landing serving two bedrooms, an office, a very large bathroom with a corner bathtub, shower, and toilet, and a charming master bedroom with a balcony overlooking the pool.
The home features double-glazed windows, a wood-burning stove in the living room, a fireplace insert in the kitchen, and energy-efficient electric radiators in the other rooms. Septic tank conforming.

Rooms dimensions :
Living room : 10,30 m x 7,32 m
Kitchen : 6,43 m x 4,96 m
Bedroom 1 (with balcony) : 5;34 m x 3,56
Bedroom 2 : 5,90 m x 4,56 m
Bedroom 3 : 3,82 m x 3,20 m
Office (upstairs) : 3,91 m x 2,32 m

Surrounding the house are a garage, two terraces, a garden with flower beds, and a stone barbecue. The property also offers a blank canvas to finish a swimming pool...

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