

Countryside property complex with guest house, separate independent house, outbuildings and pond in Nouans



INFORMATION

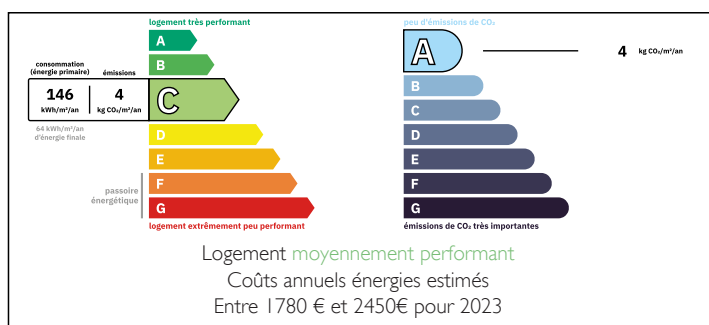
Town:	Nouans
Department:	Sarthe
Bed:	5
Bath:	2
Floor:	159 m2
Plot Size:	8352 m2

IN BRIEF

In the Nouans countryside, a character property complex set on 8,352 m² of land with pond, main house, guest house, separate independent house and outbuildings. The main house offers 5 bedrooms, a large open-plan living area with kitchen, separate living room and mezzanine. Near the main house, the guest house provides additional accommodation of around 42 m², with bedroom, shower room/WC and living area with open-plan kitchen opening onto the rear garden. A second, separate courtyard includes the separate independent house of around 80 m² with independent access, a large barn and a further building to restore, with garden areas. Rural setting with access to nearby villages, Vivoin station, the A28 and Le Mans. Excellent potential for family life, guest accommodation, workshop/storage or a countryside project.

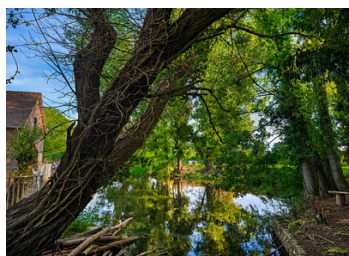


ENERGY - DPE



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: 1379 EUR

NOTES

DESCRIPTION

Nouans countryside, property complex set on 8,352 m² of land with pond, garden areas, terraces and above-ground pool.

Rural setting with access to nearby villages, Vivoin station, the A28 and Le Mans.

The property is arranged as two distinct groups of buildings.

The first group is centred around the main house and faces the pond. It includes:

Main house:

- large open-plan living area with kitchen
- separate living room
- ground-floor bedroom with shower room/dressing area
- 4 bedrooms upstairs and bathroom
- mezzanine, ideal as an office or relaxation space

Guest house:

- around 42 m², not included in the main habitable surface
- bedroom of around 12 m²
- shower room/WC
- living area with open-plan kitchen of around 24 m²
- opens onto a rear garden
- renovated interior
- roof works to plan

Garage/workshop:

- around 40 m²

The second group of buildings is arranged around a separate courtyard and is not directly visible from the main house. These buildings have garden areas.

Separate independent house:

- around 80 m²
- independent access
- bedroom of around 12 m²
- living room of around 33 m²