LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A45776SGI72 Price: 421 500 EUR

agency fees to be paid by the seller

An old mill and its swimming pool in a haven of greenery















INFORMATION

Town:	Lombron
Department:	Sarthe
Bed:	5
Bath:	3
Floor:	230 m2
Plot Size:	10000 m2

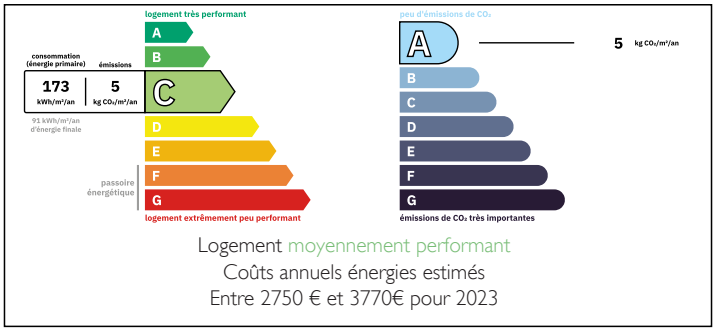
IN BRIEF

At the end of a private driveway, this characterful property welcomes you to a vast meticulously maintained wooded park (10000 m2), featuring a swimming pool, a pond, and an orchard.

The house boasts a large, fully equipped kitchen with an open fireplace, leading to a bright and airy 75m² living room with a mini-bar and a wood-burning stove. A ground-floor bedroom with storage is also accessible from this level. On the first floor, a landing leads to a majestic master suite with a bathroom equipped with a jacuzzi and shower, a second shower room, and two smaller bedrooms.
A second landing provides access to two adjoining bedrooms and a final shower room.
Outside, a large terrace with a pergola, a stone barbecue, and an olive tree lends a southern French feel to the property.

An outbuilding, requiring some finishing touches,

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 2750 € et 3770€ 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.

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LOCAL TAXES

Taxe foncière: **1524 EUR**

NOTES

DESCRIPTION

Ground Floor:
An entrance hall
A living room (75 sq m)
A kitchen, a utility room, a laundry room
A bedroom
A toilet
First Floor:
A first landing leads to:
A large master suite with its own bathroom and dressing room
Two bedrooms
A shower room
A second landing leads to:
A bedroom, a small office and a shower room
A cellar accessible from the outside

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