LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A46040LIE72 Price: 746 000 EUR

agency fees to be paid by the seller

At the end of a driveway, an impressive estate featuring an indoor pool and 3 hectares of grounds.







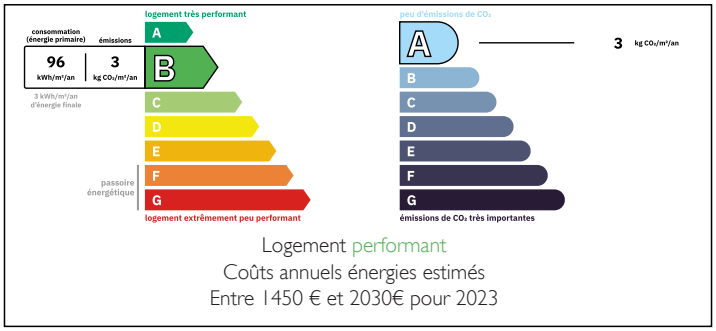








ENERGY - DPE



Logement performant
Coûts annuels énergies estimés
Entre 1450 € et 2030€ pour 2023

INFORMATION

Town:	Rouessé-Fontaine
Department:	Sarthe
Bed:	6
Bath:	3
Floor:	400 m2
Plot Size:	30000 m2

IN BRIEF

Access to the property—which is divided into two independent houses and set on 3 hectares of grounds—is via a small local lane.

An indoor pool area spanning nearly 100 m², complete with a Jacuzzi and sauna, offers the perfect space for leisure and relaxation.

The single-story main house features a spectacular, light-filled living area, two or three bedrooms, a large shower room, a utility room/scullery, and three separate toilets.

The second house offers a spacious living area opening onto a fitted kitchen, along with three large upstairs bedrooms and two shower rooms.

The 3-hectare grounds are currently set up for horses, featuring three paddocks equipped with automatic water troughs.

A pond adds the finishing touch to the property.

The entire estate is fully fenced.

It is worth noting that the attic space is convertible, offering the potential to add at least three bedrooms

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:	**1672 EUR**

NOTES

DESCRIPTION

Single-storey main house: 185 m²
Living area + open-plan kitchen + entrance hall: 111 m²
Bedroom 1: 18 m²
Bedroom 2: 24 m²
Bedroom 3/office: 14 m²
Shower room: 11 m²
3 separate toilets
Pool conservatory (with sauna and Jacuzzi): 100 m²
Terrace: 90 m²
Second house: 215 m²
Living area + kitchen: 81 m²
Scullery/utility room with toilet: 12 m²
First floor:
Bedroom 1 + shower room: 22.5 m² + 13 m²
Bedroom 2: 27 m²
Bedroom 3: 17 m²
Shower room: 11 m²
Landing: 22 m²
Parking areas: 36 m² + 45 m²
Grounds: 3 hectares
Electric gate + alarm system with cameras

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

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