

Beautiful 5-bedroom home with garden and garage, located in village near a large forest and 16 km from Alençon

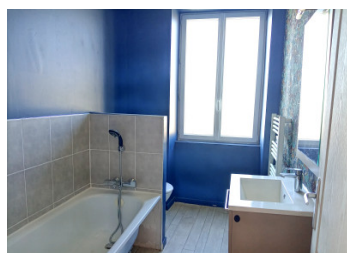


INFORMATION

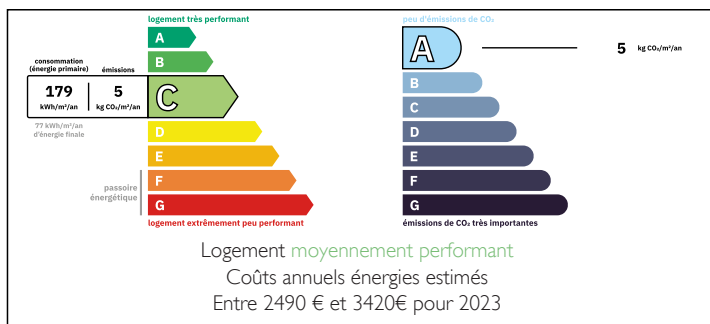
Town:	Villeneuve-en-Perseigne
Department:	Sarthe
Bed:	5
Bath:	2
Floor:	184 m2
Plot Size:	607 m2

IN BRIEF

This spacious 5-bedroom home, located 190 km from Paris in the heart of a village in the Sarthe region with local shops, is full of charm and is ideal as either a primary residence or a vacation home. Located 190km from Paris and 134 km from Ouistreham (ferries).



ENERGY - DPE



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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.



DESCRIPTION

This beautiful, carefully renovated home features, on the ground floor: a spacious living area separated from a fully equipped kitchen by a glass partition, as well as a laundry room, a wc, a bedroom overlooking the garden, and a spacious shower room with a toilet. Under the staircase leading to the upper floor, there is a large storage closet.

The upper floor features a landing leading to four bedrooms and a bathroom with a toilet. One of the bedrooms is divided into two spaces by a glass partition.

The attic, which is insulated and has water and electrical hookups, contains four rooms suitable for conversion and a space designated for a toilet.

This solid home, with an energy efficiency rating of C, features effective insulation as well as double-glazed PVC windows and aluminum shutters. Heating is provided by electric storage radiators in each room. Additionally, the living room has a designated fireplace area with a lined chimney flue, allowing for the installation of a wood-burning stove. Fiber optic connection for Internet acces.

Room dimensions:

Living room : 7.53 m x 7.00 m

Kitchen : 4.16 m x 3.93 m

Bedroom 1 : 3.28 m x 4.42 m

Bedroom 2 : 5.24 m x 3.41 m

Bedroom 3 : 3.93 m x 4.87 m

Bedroom 4 : 4.10 m x 4.09 m

Bedroom 5 : 3.32 m x 4.07 m

The tree-lined garden is easy to maintain. Fully enclosed, with no direct views from neighboring properties, and featuring a garage and...

NOTES