LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A46879LRL72 Price: 213 000 EUR

agency fees to be paid by the seller

Beautiful 4-bedroom farmhouse with gîte and garden, located in a hamlet, 1 km from Fresnay-sur-Sarthe.















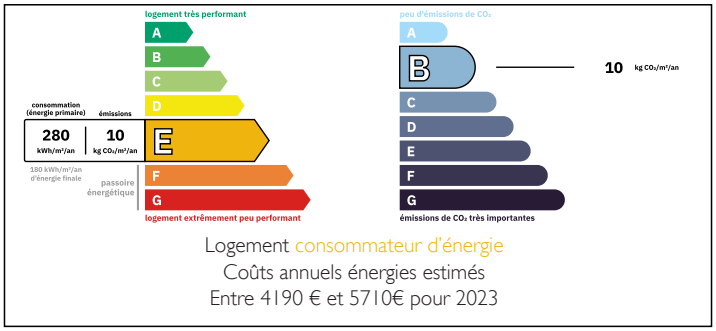
INFORMATION

Town:	Assé-le-Boisne
Department:	Sarthe
Bed:	5
Bath:	5
Floor:	149 m2
Plot Size:	1316 m2

IN BRIEF

This unique, characterful property, set in a rocky landscape at the gateway to the Alpes Mancelles, consists of two dwellings : a comfortable main house and a former barn converted into a separate habitation (currently used as a gîte), offering plenty of sleeping accommodations. The property is ideally located not far from Saint-Léonard-des-Bois and Saint-Céneri-le-Gérei, but most importantly near Fresnay-sur-Sarthe, a town beloved for its castle ruins overlooking the river, its tranquil charm, its market, and its guinguette.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 4190 € et 5710€ 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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NOTES

DESCRIPTION

The farmhouse consists of a living room, a dining room opening onto a small courtyard, a fully equipped kitchen, a bedroom, and a shower room with a toilet. A staircase leads to two bedrooms with built-in closets; the first has a shower room with a toilet, and the second has a bathroom with a toilet. Another staircase leads to a mezzanine and a bedroom with a shower room and a closet. Since this house was built into the side of a rock face, sections of rock are visible in the kitchen and dining room.

The second dwelling, converted from a former barn with a separate entrance, features a fully equipped kitchen, a shower room with a toilet, and a beautiful living area with a large picture window (4 m high) and a cathedral ceiling, along with a loft (measuring approximately 18 m²) that can accommodate four people.
This separate space can be used as a guesthouse, a workspace (office or studio), or rented out as a vacation rental.

These two dwellings, situated in a peaceful setting, are full of charm with their antique terracotta tiles, stone walls, and exposed beams. They feature double-glazed windows, electric radiators, and a hot water tank. The farmhouse also has a wood-burning stove with a storage area for firewood.

A pleasant garden with trees, including several fruit trees, completes the property, which also features two small courtyards and two parking spaces.

A rare property—a must-see!

Information about risks to which this property is exposed is...

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