

Beautiful 4-bedroom stone house, fully renovated, with a garden and garage, located very close to Alençon.



INFORMATION

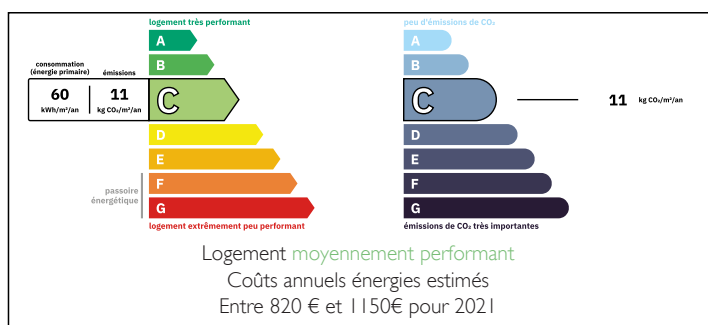
Town:	Arçonnay
Department:	Sarthe
Bed:	4
Bath:	2
Floor:	170 m2
Plot Size:	900 m2

IN BRIEF

This superb stone house, whose 2019 renovation was approved by the Architects of Buildings of France, is located on a quiet street on the edge of Alençon and close to shops. Alençon is a charming town surrounded by forests, located 190 km from Paris and 50 km from Le Mans, 37 km from the Perche region and 13 km from the Alpes Mancelles area.



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.



DESCRIPTION

This former barn, faithfully restored with great care and high-quality materials, features, on the ground floor, a spacious living area with an open kitchen equipped with high-end appliances and an island featuring electrical outlets and a polished granite countertop.

A master suite (bedroom with two walk-in closets + bathroom with a bathtub, shower and toilet), a laundry room, a toilet, and a pantry complete this level.

Upstairs, a pleasant mezzanine of approximately 20 m² leads to three bedrooms, a shower room, and a toilet.

A double garage with convertible attic space is attached to the house.

The house features a gravel-covered courtyard at the front, as well as a flower-filled and grassy garden at the back and on the sides. The property is fully fenced with a local stone wall along the front and an automated aluminum entrance gate (4 meters).

The home features an insulated roof, a Hygro B SF mechanical ventilation system, and double-glazed windows with reinforced insulation. Heating is provided by a gas boiler with underfloor heating and radiators in the bedrooms upstairs. To provide additional thermal comfort, a 7-kW air conditioning unit will be installed soon on the ground floor. The house is accessible to people with limited mobility (wheelchair accessible).

A comfortable home requiring no renovations, close to shops, with a pleasant, low-maintenance garden and a double garage : a must-see!

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

NOTES