

Charming little townhouse on the edge of the Perche region.



## INFORMATION

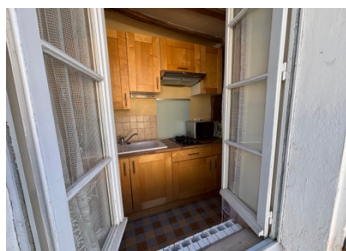
|             |                   |
|-------------|-------------------|
| Town:       | Mamers            |
| Department: | Sarthe            |
| Bed:        | 2                 |
| Bath:       | 1                 |
| Floor:      | 48 m <sup>2</sup> |
| Plot Size:  | 15 m <sup>2</sup> |

## IN BRIEF

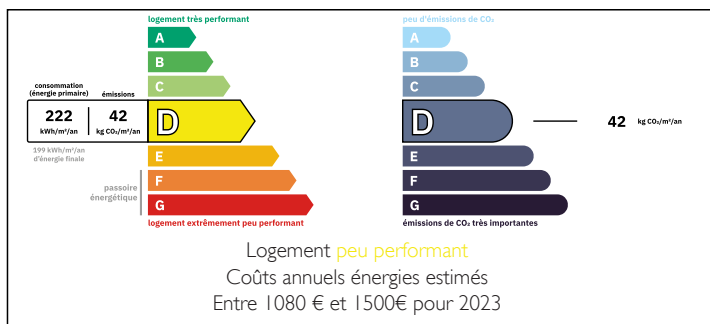
This fully restored small house offers a pleasant living environment in a town that provides all amenities, including local shops, supermarkets, a hospital, a market, and a cinema.

The ground floor features a lovely living area with a functional chimney flue, a fully equipped kitchen, a shower room, and a toilet.

Upstairs, there are two comfortable and very bright bedrooms.



## 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 charming little townhouse features a lovely 22 m<sup>2</sup> living area, a 3.45 m<sup>2</sup> kitchen area, a 3 m<sup>2</sup> shower room, and a south-facing 15 m<sup>2</sup> terrace.

On the first floor, there are two bedrooms: one measuring 11 m<sup>2</sup> and the other 10 m<sup>2</sup>.

A large 25 m<sup>2</sup> vaulted cellar completes the property.

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

## NOTES