LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A47561LIE72 Price: 99 000 EUR

agency fees to be paid by the seller

Charming little townhouse on the edge of the Perche region.















INFORMATION

Town:	Mamers
Department:	Sarthe
Bed:	2
Bath:	1
Floor:	48 m2
Plot Size:	15 m2

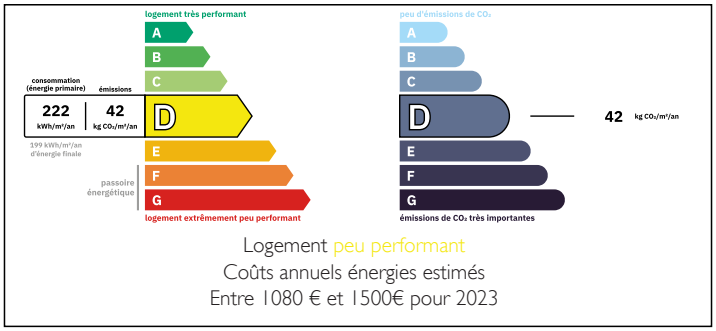
IN BRIEF

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



Logement peu performant
Coûts annuels énergies estimés
Entre 1080 € et 1500€ 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.

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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DESCRIPTION

This charming little townhouse features a lovely 22 m² living area, a 3.45 m² kitchen area, a 3 m² shower room, and a south-facing 15 m² terrace.
On the first floor, there are two bedrooms: one measuring 11 m² and the other 10 m².
A large 25 m² vaulted cellar completes the property.

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

NOTES

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