LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A47676EI72 Price: 71 600 EUR

agency fees included: 6600 € TTC to be paid by the buyer (65 000 EUR without fees)

Perche Sarthois, 2 bed village house with cellar - loft with potential, outbuilding, garden ...















INFORMATION

Town:	**Saint-Maixent**
Department:	**Sarthe**
Bed:	**2**
Bath:	**1**
Floor:	**60 m2**
Plot Size:	**500 m2**

IN BRIEF

Village house in the Perche Sarthois just 2H from Paris .
Ready to move in with potential to convert the loft space and improve.
Lovely garden 500m²
Mains drainage.

ENERGY - DPE

DPE not required.

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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LOCAL TAXES

Taxe foncière:	**438 EUR**

NOTES

DESCRIPTION

The property is habitable straight away and offers 60m² habitable.
Salon with open fireplace (20m²), kitchen (6.7m²), bedroom (12.6m²), shower room and laundry, wc..
On the half landing level is a small bedroom or study (7.3m²) and on the second floor is the attic space which could be converted to make another one or two bedrooms - already has windows installed.
Electric heating, most windows double glazed.
Work to finish renovating and improving.
Cellar .
Woodstore and further outbuilding with lean-to.
Lovely garden 500m² with gate onto the road.
The village has a café.
15min to La Ferté Bernard with rail link to Paris Montparnasse.
10min to A11 motorway

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

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