LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A48538EI72 Price: 182 000 EUR

agency fees included: 7 % TTC to be paid by the buyer (170 000 EUR without fees)

Close to Pervenchères, in a peaceful village, country house with outbuildings on 1,566 m of gardens ...















INFORMATION

Town:	Les Aulneaux
Department:	Sarthe
Bed:	3
Bath:	2
Floor:	108 m2
Plot Size:	1566 m2

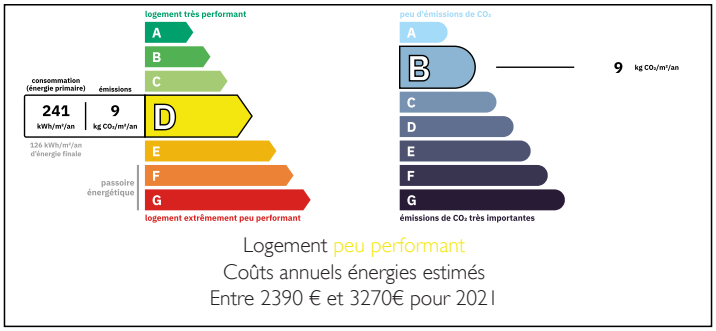
IN BRIEF

Located in a quiet village—with no shops—in a peaceful setting and not overlooked.

108 m² of living space with three bedrooms, including one bedroom with an en suite bathroom on the ground floor.

Lovely garden with beautiful views.

ENERGY - DPE



Logement peu performant

Coûts annuels énergies estimés

Entre 2390 € et 3270€ pour 2021

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

The 108 m² home consists of an 18 m² kitchen-dining room, a 30 m² living room with a fireplace/insert, and a bedroom with an en suite bathroom (14 m² & 6.78 m²). Upstairs, a landing/office (8.8 m²) leads to two bedrooms (18 m² and 12.4 m²), a shower room, and a toilet (5.5 m²). Electric and wood heating. Set apart from the main house are two garden sheds, an old ruin, and a pergola. The 1,566 m² lot is partially wooded and offers a rural view.

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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