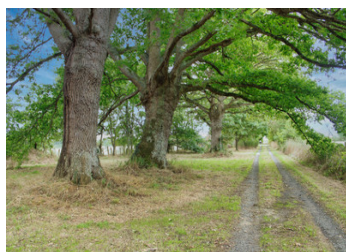


94m farmhouse to renovate in Coudrecieux, TGV train station 30mn away Superb, quiet location with stream 360



INFORMATION

Town:	Bouloire
Department:	Sarthe
Bed:	3
Bath:	1
Floor:	94 m2
Plot Size:	24800 m2

IN BRIEF

In the heart of nature with old oak trees over 300 years old and a classified stream, a pond and a surface area of 24,000m² of meadows to accommodate your horses, calm, relaxation, sun all day long.

Ask for our 360° visit and our photos for a successful real visit.

Farmhouse in Coudrecieux of 94m² ideal as a second home

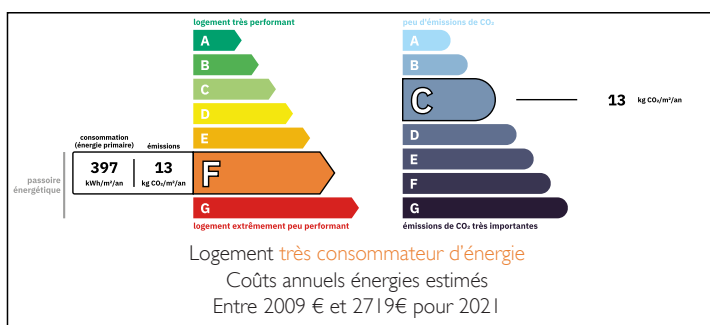
Barn of 89m² to finish restoring 75% were done in 2008

All shops in Bouloire 5 minutes by car

The property is 30 minutes from the centre of Le Mans and Vendôme and the SNCF station for the TGV.

Work to be carried out in the main residence for your comfort in winter (heating system, insulation of windows and front door, painting and decoration of the interior of the shower room, etc.).

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

House / villa 72440 Coudrecieux

The main house has single glazing and electric heating. It has the charm of wooden beams and pretty period floor tiles.

The living room of 31m², the dining room 15m² small kitchen 2,2m² 2 bedrooms 14 & 10m², 1 study 8.50m², 2 shower rooms.

Electric heating and a fireplace with a stove OR the flue needs to be redone (not working at present).

IMPORTANT DETAILS BELOW

The barn is approximately 75% renovated, it is mainly the finishing phase that has never been completed, so it needs to be finished.

The owners have had the septic tank dug and installed, but it needs to be connected.

High-quality double-glazed windows that open to save space inside, which were specially ordered. (+20k Euros!)

The staircase installed was made to measure, as was the rounded staircase that just needs to be installed on the other side of the barn.

The Belgian stone sink was custom-made for the barn bathroom and imported from Belgium.

The land is 2.4 hectares with a classified stream that crosses it and feeds a pond that also drains, so there are fish. A small stone bridge crosses the stream to the front courtyard and the farmhouse and building to be finished renovating. There is a "fenced" field (the wooden fence is in poor condition) in front of the house bordered by trees on a path with 300-year-old oak trees that are noted in local history books. There is another field to the side.

Behind the...

LOCAL TAXES

Taxe foncière: 435 EUR

Taxe habitation: EUR

NOTES