

Village House to Renovate | 4 Bedrooms | Garden | Large Garage | Sarthe

EXCLUSIVE



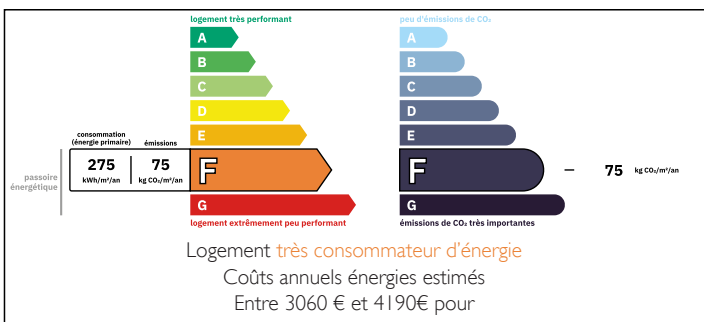
INFORMATION

Town:	Saint-Georges-le-Gaultier
Department:	Sarthe
Bed:	4
Bath:	2
Floor:	146 m ²
Plot Size:	80 m ²

IN BRIEF

Village house to renovate offering 4 bedrooms, attached garden, very large garage and workshops. Located in the heart of a village in the Sarthe, within the Pays de la Loire region, close to the scenic Alpes Mancelles. Excellent potential for a family home, holiday property or investment project.

ENERGY - DPE



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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

Located in the heart of a village in the Sarthe department, this spacious 4-bedroom house offers excellent renovation potential and generous outbuildings.

The ground floor features two reception rooms, a large kitchen opening onto a dining room, and a utility room with WC and shower. A door leads directly to the attached rear garden.

Upstairs are three good-sized bedrooms, a bathroom and separate WC. The attic level provides a fourth bedroom plus additional storage space.

To the rear, the easy-maintenance garden runs the full length of the property and leads to a very large garage, accessible from both the garden and the neighbouring street. Above the garage are two substantial workshops — ideal for storage, hobbies or professional use.

Situated in the Sarthe, within the beautiful Pays de la Loire region and close to the scenic Alpes Mancelles, the property is approximately 20 minutes from Alençon and 45 minutes from Le Mans, famous for the 24 Hours of Le Mans.

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

LOCAL TAXES

Taxe foncière: 600 EUR

Taxe habitation: EUR

NOTES