

Village house for renovation with attached garden, large garage and storehouse.

EXCLUSIVE



## INFORMATION

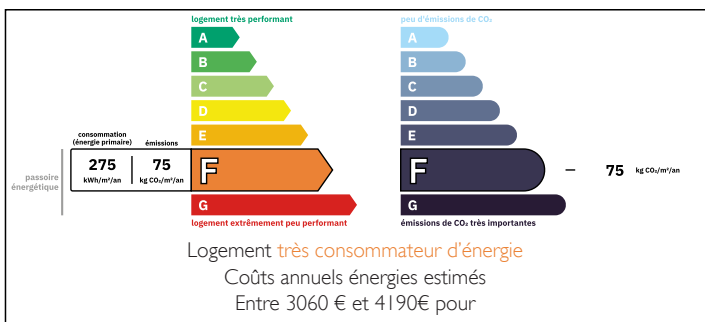
|             |                           |
|-------------|---------------------------|
| Town:       | Saint-Georges-le-Gaultier |
| Department: | Sarthe                    |
| Bed:        | 4                         |
| Bath:       | 2                         |
| Floor:      | 146 m2                    |
| Plot Size:  | 80 m2                     |

## IN BRIEF

To Renovate, located in the heart of a village in the department of Sarthe.



## 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.



## LOCAL TAXES

**Taxe foncière:** 600 EUR

**Taxe habitation:** EUR

## NOTES

## DESCRIPTION

This spacious four bedroom house offers lots of potential with original features.

### The House:

As you enter the house on the ground floor there are two good size reception rooms, leading to the hall. From the hall there is a large kitchen to the left that opens onto a dining room, to your right there is a utility room where you find a WC, a shower and the heating boiler. Also from the hall a door leads to the garden.

From the hall a staircase leads to the second floor which has three spacious bedrooms and a separate toilet and bathroom.

The staircase then continues leading to the attic which contains one further bedroom and storage space.

### Outside:

To the back of the house there is an easy to maintain garden that runs the length of the house. At the back of the garden is a very large garage which is accessed down some steps and from the neighbouring street. Above the garage, but at garden level are two well sized workshops.

The house is on mains drains.

Located in the pays de la Loire region close to the Alpes Mancelles. Landscapes are diverse and include beautiful valleys and woodlands, its an idyllic location for nature lovers.

The nearest large town and Cities are Alençon around 20 minute's drive and Le Mans 45 minutes. Le Mans in the centre of Sarthe also famous for the 24hr car race.

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Information about risks to which this property is exposed is...