

Rare : renovated house on 8.5 hectares of magnificent grounds with wooded courtyard, barn, pond and orchard.



INFORMATION

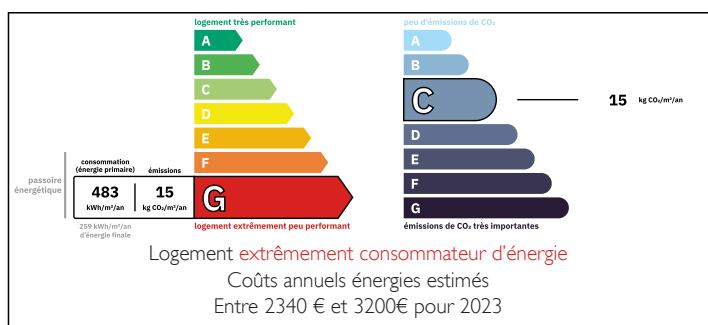
Town:	Maresché
Department:	Sarthe
Bed:	2
Bath:	1
Floor:	70 m2
Plot Size:	84588 m2

IN BRIEF

Near Beaumont-sur-Sarthe, 27 km from Le Mans and 2 km from freeway access, this 8.5-hectare, fully fenced, oak-lined plot will delight you with its south-facing house, pretty flower-filled courtyard, multi-purpose barn, pleasant pond and huge orchard.

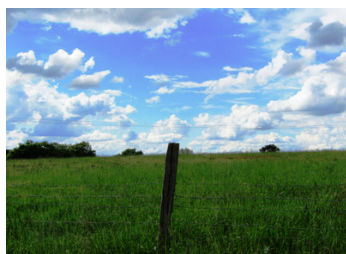


ENERGY - DPE



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 habitation: EUR

NOTES

DESCRIPTION

This charming dwelling, in need of refurbishment since it was renovated several years ago, has a tiled roof, the north side of which has been redone. The interior comprises a living room with fireplace and exposed beams, whose French window opens onto the south-facing terrace. There's also a kitchen, two adjoining bedrooms and a shower room. The kitchen can be enlarged by renovating a large adjoining room. The attic can be converted.

Hot water is supplied by a tank in the bathroom. Heating is provided by a wood-burning stove in the living room and electric radiators in the bedrooms. The septic tank is up to standard.

In the pretty courtyard, planted with shrubs and decorative plants, you'll find a barn tiled on one side and clad with sheet metal on the other, and connected to the electricity, water and drainage systems. Inside, there's a garage/workshop, a goat house (with milking parlour) and three rooms equipped for making and selling cheese.

Unoverlooked, situated at the end of a cul-de-sac and with only one neighbor, this property is ideal for animal husbandry, offering a magnificent meadow of over 8 hectares, containing a tin shed. The plot also boasts a beautiful orchard, two vegetable gardens, a chicken coop and a tree-lined pond.

If you're looking for a property of several hectares to raise your horses, to produce and sell goat cheese, or for a professional activity requiring space, this charming property may be just what you're looking for, so...