

Charming, spacious home with big potential.

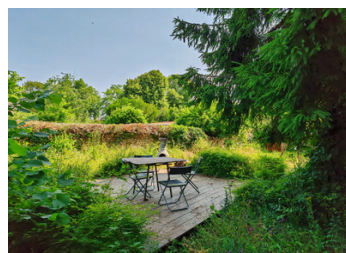


INFORMATION

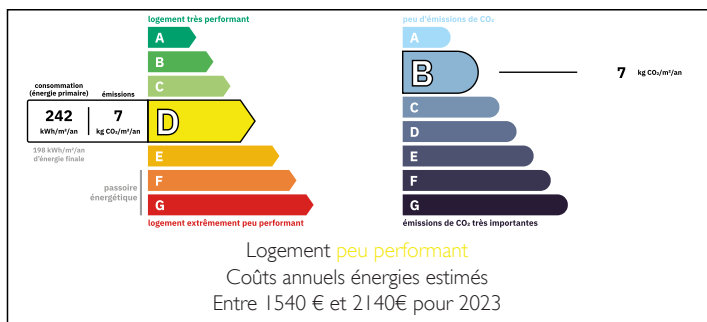
Town:	Pontvallain
Department:	Sarthe
Bed:	2
Bath:	1
Floor:	132 m2
Plot Size:	750 m2

IN BRIEF

Village home with 2 bedrooms, potential to add more. Professional rental income from businesses with separate access.

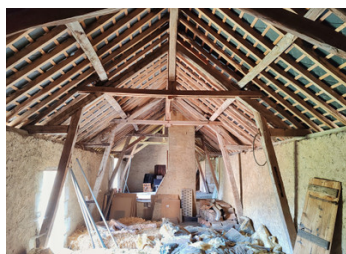
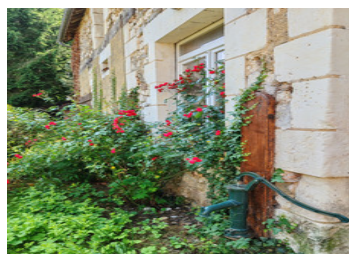


ENERGY - DPE



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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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

Main house :

Ground floor :

- Large reception room with living room, dinning space and open kitchen.
- Toilet.
- A room to renovate, that can be connected to the main house under the stairs by a door currently not in use.

Mid-stairway:

- A room to restore, currently used as a summer bedroom / desk area.

Upstairs :

- Master bedroom (30m2) with corner bath and integrated wardrobe.
- Bathroom with walk-in shower, toilet, double sink and laundry corner.

Attic :

- Room of 66m2 to exploit. Water and electric supply ready.

Outbuildings :

- Room (used as an office).
- A room (used as a boutique) composed of two parts.
- A workshop.
- Convertible upstairs (74m2) also linkable to the main house.
- A shelter (14m2).

Garden :

- Well with water all year round (pump (to fix or replace) in workshop, supplying multiple taps).
- 2 wooden terraces, alternating sun and shade.
- Multiple plants (mirabelle, redcurrent, blackberries, raspberries, hazelnut tree, pear tree, rosemary, lemongrass, origano, coriander, hibiscus, rose bush, sage...).

This property has 2 rented out areas, that generate