

Under offer Sarthe, farmhouse , guest accommodation and events room, peaceful location with stunning views...



## INFORMATION

Town:	Saint-Rémy-du-Val
Department:	Sarthe
Bed:	4
Bath:	2
Floor:	325 m2
Plot Size:	4439 m2

## IN BRIEF

Bordering Sarthe and Orne, close to the Perseigne Forest, the Alpes Mancelles, and the Perche Natural Park, 15 minutes from Alençon.

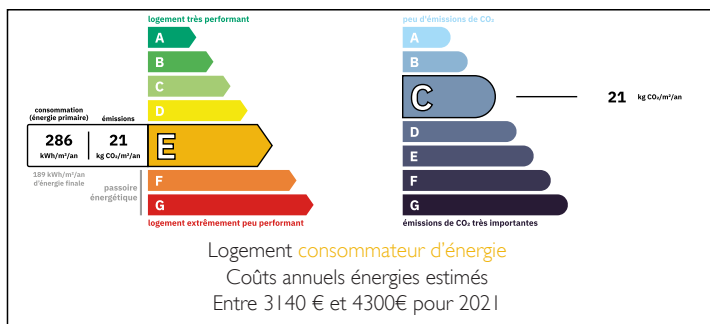
Tastefully renovated farmhouse, located in a commanding position and enjoying absolute peace and quiet.

Main house 134m<sup>2</sup> - 2 bed

Second habitation (large barn) 154m<sup>2</sup> : cathedral room with kitchen, dormitory, and shower room.

Guest room/ converted bread oven  
4000 m<sup>2</sup> of land with views.

## 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

Last house in the hamlet at the end of a lane, this farmhouse with outbuildings sits on 4,439 m<sup>2</sup> of land with stunning views.

The 134 m<sup>2</sup> house comprises a living room with a fireplace, original floor tiles, and beams, a dining room with a fireplace and a wood-burning stove, a kitchen and utility room, and a bathroom with a toilet. Upstairs, there is a large landing (bedroom/living room), two bedrooms each with an office space.

Adjoining boiler room.

Heating is by heat air pump and oil, with electric hot water cylinder. Double-glazed windows and the drainage system was installed 5 yrs ago.

The bread oven/guest room (37 m<sup>2</sup> of living space) comprises a room on the ground floor and the bedroom upstairs. Radiators are connected to the main house's heating system.

Large outbuildings with 154m<sup>2</sup> of living space: a 75m<sup>2</sup> room with cathedral ceiling and kitchen area, upstairs landing with toilet, 45m<sup>2</sup> dormitory, bathroom with toilet and two showers. Attic. Wood heating and gas hot water.

Adjoining workshop, storage room, wine cellar, and attic.

All set on a 4439m<sup>2</sup> plot with lovely views.

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

## LOCAL TAXES

**Taxe foncière: 810 EUR**

**Taxe habitation: EUR**

## NOTES