

An old mill, and its outbuildings, nestled in the heart of a small village in the Perche Sarthois...



INFORMATION

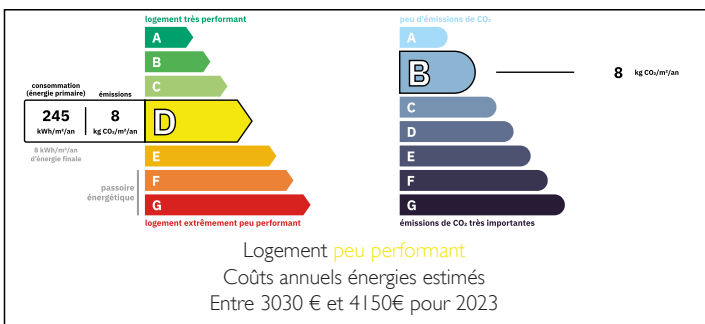
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|-------------|------------------------|
| Town: | Saint-Cosme-en-Vairais |
| Department: | Sarthe |
| Bed: | 9 |
| Bath: | 6 |
| Floor: | 401 m ² |
| Plot Size: | 7765 m ² |

IN BRIEF

We are offering for sale a set of three detached houses, totaling just over 400m² of living space, situated on a 7700m² wooded plot.

The property is located between nature and a charming village.

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.



DESCRIPTION

First, the mill, with its 185 square meters spread over four levels.

On the ground floor, a large 60-square-meter living room with an open-plan kitchen and lounge, featuring an impressive fireplace. A large shower room, a separate toilet, and two storage rooms.

On the first floor, a 17-square-meter bedroom with a dressing room, a 20-square-meter landing/office area, and a 17-square-meter room opening onto a terrace.

On the second floor, two bedrooms, 10 and 11 square meters, sharing a bathroom and a separate toilet.

Finally, on the third floor, a large 20-square-meter bedroom with a cathedral ceiling, a toilet and sink, and a 9-square-meter guest bedroom.

The first gîte, with its 137 square meters spread over two levels.

On the ground floor, a living room with an open-plan kitchen (32 sq m), an entrance hall with a wood-burning stove, a shower room, a separate toilet, and a laundry room.

Upstairs, a large, cathedral-ceilinged room (46 sq m), two bedrooms (15 sq m each) with en-suite bathrooms, a dressing room, and a separate toilet.

A large, convertible attic is accessible via a staircase.

The second gîte, measuring 78 sq m, is spread over two levels.

On the ground floor, a large living room (36 sq m) with a kitchen and lounge area with a fireplace, a bedroom (13 sq m), a shower room, and a separate toilet.

Upstairs, there is a bedroom (dormitory-style) (21 sq m), a toilet with a washbasin, and a convertible

LOCAL TAXES

Taxe foncière: 2900 EUR

Taxe habitation: EUR

NOTES