

Beautiful 5-bedroom home with garden and garage, located in village near a large forest and 16 km from Alençon



INFORMATION

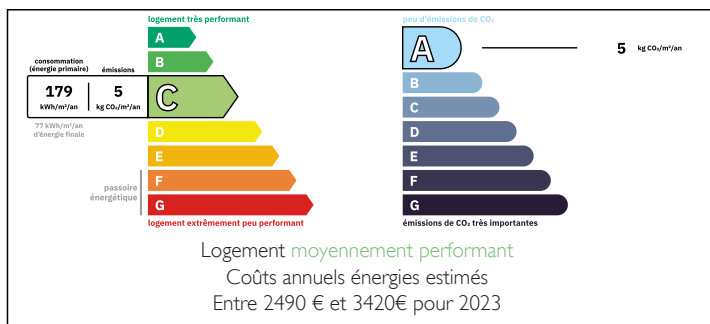
Town:	Villeneuve-en-Perseigne
Department:	Sarthe
Bed:	5
Bath:	2
Floor:	184 m2
Plot Size:	607 m2

IN BRIEF

This spacious 5-bedroom home, located 190 km from Paris in the heart of a village in the Sarthe region with local shops, is full of charm and is ideal as either a primary residence or a vacation home. Located 190km from Paris and 134 km from Ouistreham (ferries).



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.



NOTES

DESCRIPTION

This beautiful, carefully renovated home features, on the ground floor: a spacious living area separated from a fully equipped kitchen by a glass partition, as well as a laundry room, a wc, a bedroom overlooking the garden, and a spacious shower room with a toilet. Under the staircase leading to the upper floor, there is a large storage closet.

The upper floor features a landing leading to four bedrooms and a bathroom with a toilet. One of the bedrooms is divided into two spaces by a glass partition.

The attic, which is insulated and has water and electrical hookups, contains four rooms suitable for conversion and a space designated for a toilet.

This solid home, with an energy efficiency rating of C, features effective insulation as well as double-glazed PVC windows and aluminum shutters. Heating is provided by electric storage radiators in each room. Additionally, the living room has a designated fireplace area with a lined chimney flue, allowing for the installation of a wood-burning stove. Fiber optic connection for Internet acces.

Room dimensions:

Living room : 7.53 m x 7.00 m

Kitchen : 4.16 m x 3.93 m

Bedroom 1 : 3.28 m x 4.42 m

Bedroom 2 : 5.24 m x 3.41 m

Bedroom 3 : 3.93 m x 4.87 m

Bedroom 4 : 4.10 m x 4.09 m

Bedroom 5 : 3.32 m x 4.07 m

The tree-lined garden is easy to maintain. Fully enclosed, with no direct views from neighboring properties, and featuring a garage and...