

Renovation project : House with 4 bedrooms, garden, large garage and workshops, in a village of Sarthe.

EXCLUSIVE



INFORMATION

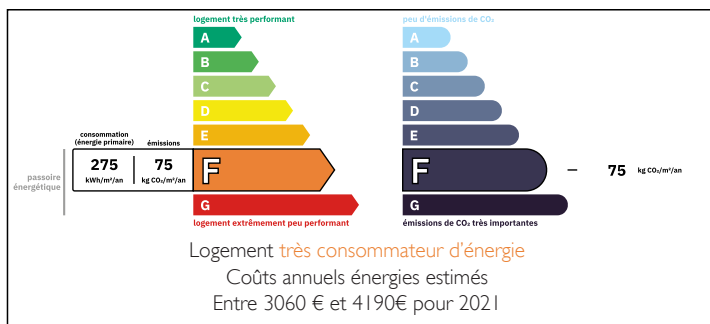
Town:	Saint-Georges-le-Gaultier
Department:	Sarthe
Bed:	4
Bath:	2
Floor:	146 m2
Plot Size:	458 m2

IN BRIEF

Located in the heart of a village in the northern part of the Sarthe department, near the Alpes Mancelles, this 4-bedroom house is 25 minutes from Alençon and 45 minutes from Le Mans. There is a bakery in the village. Shops, supermarket and other services in Fresnay-sur-Sarthe, 13 km away.



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

On the ground floor, there is a dining room, a spacious kitchen, a bright living room, and a laundry room/shower room with a toilet. There is also a room that can be used as an office or a guest bedroom.

The first floor features three spacious bedrooms (two of which are adjoining), a bathroom, and a separate toilet.

On the second floor, there is a fourth attic bedroom and two convertible attic spaces.

The house is connected to water, electricity, and mains drainage. Fiber-optic internet is available.

The garden, which features a lean-to, is easy to maintain. It opens onto a building containing a very large garage, which is also accessible from the neighboring street. Above the garage are two spacious workshops, perfect for storage, as a place to practice a craft, or to work on a personal project.

This house, which requires a complete renovation but has a huge potential, is suitable as a primary residence for a family, a vacation home, or even as a rental investment.

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

LOCAL TAXES

Taxe foncière: 600 EUR

NOTES