

UNDER OFFER / Beautiful light-flooded house with 3 bedrooms and garden

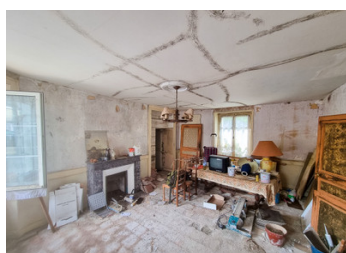
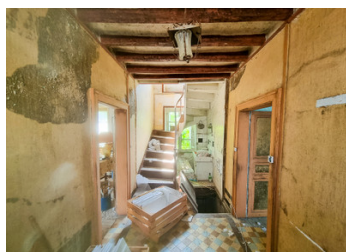


INFORMATION

Town:	Saint-Paul-le-Gaultier
Department:	Sarthe
Bed:	3
Bath:	2
Floor:	120 m2
Plot Size:	3708 m2

IN BRIEF

This beautiful light-flooded house offers with its well-designed rooms, the large basement which offers plenty of storage space and can even be used as a stable for animals, the own garage with a large room underneath which is open to the garden with an old open fireplace and a large workbench and many other great extras the potential with some renovation and gardening work and love to create a beautiful home to relax and many own ideas.

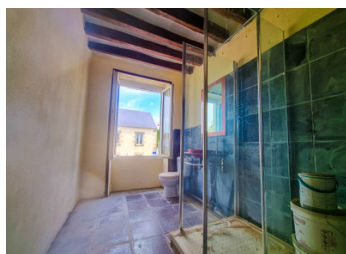


ENERGY - DPE

DPE not required.

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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

A dwelling house

- on the ground floor: entrance, living room with 2 cupboards and fireplace, bathroom/toilet, small laundry room with sink under the stairs and down to the cellar, kitchen with 2 wall cupboards and fireplace, one bedroom.
- First floor: landing, bedroom overlooking the street with fireplace, small central room, other bedroom with fireplace.
- Attic above.
- Water, electricity and wood-fired central heating.
- Garage with shed above.
- Dilapidated shed.
- Cellar with hot water tank.

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