

Renovation Project: A large barn with huge Potential – 35 minutes from Le Mans



INFORMATION

Town:	Saint-Denis-d'Orques
Department:	Sarthe
Bed:	0
Bath:	0
Floor:	171 m2
Plot Size:	1788 m2

IN BRIEF

RENOVATION PROJECT : A Barn with Limitless Potential – 35 minutes from Le Mans

This charming barn consists of two adjoining spaces with impressive proportions, waiting for the right visionary to bring it to life. With approved plans and permits already in place, this is a chance to transform the barn into a stunning home or retreat.

The main space with its expansive floor plan (126m2) and high ceiling, could easily accommodate a large modern open-plan kitchen, dining, and living area.

This second space offers 45 m² of floor area, including a small toilet space (1.37m x 0.87m), a kitchen feature, and a large window on the north side.

ENERGY - DPE

DPE not required.

This is your chance to take on a project that will

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

THE BARN

- * The main space (surface 126m²)
 - beamed ceiling with a top height of 8.40m
 - Roof: The roof has been redone.
 - Natural Light: The west-facing side of the barn features a sliding barn door with French doors behind it, providing ample natural light. There are also two large windows on the west side, and additional windows and doors on the north side.
 - A sliding barn door on the west-side revealing French doors behind them, serves as the main entrance.
 - two large windows on the west-side that let in lovely light
 - a side window and side door on the North-side
 - two doors at the east-side back that are protected by barn doors on the outside
 - inside the main space on the North-side is a large chimney
 - a bar feature in the North-east-corner.
 - a door on the north side between the chimney and the bar feature, provides access between the two spaces.

*The second space (45 m2)

- surface (45m²)
- toilet space (1.37x0,87m)
- kitchen feature
- barn door revealing French door to the West-side
- large window on the North-side.
- roof absent.

THE OUTSIDE SPACE

The barn is set on a generous plot of land (1788 m²) offering plenty of outdoor space to create a garden, terrace, or other outdoor features.

VIEWING

Viewing highly recommended. More photos and videos and information available on request. Send me an email and I'll send you more detailed information.

LOCAL TAXES

Taxe habitation: EUR

NOTES