

Under offer Sarthe, farmhouse , guest accommodation and events room, peaceful location with stunning views...



INFORMATION

Town:	Saint-Rémy-du-Val
Department:	Sarthe
Bed:	4
Bath:	2
Floor:	325 m2
Plot Size:	4439 m2

IN BRIEF

Bordering Sarthe and Orne, close to the Perseigne Forest, the Alpes Mancelles, and the Perche Natural Park, 15 minutes from Alençon.

Tastefully renovated farmhouse, located in a commanding position and enjoying absolute peace and quiet.

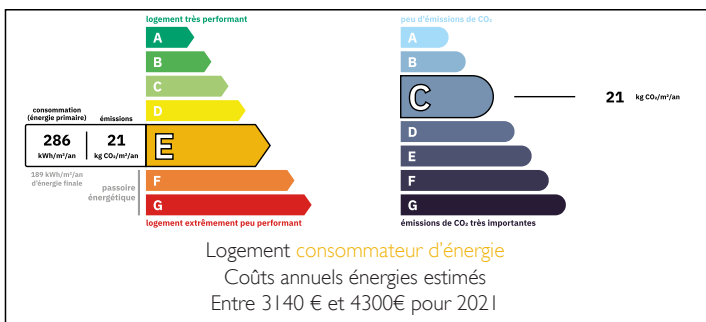
Main house 134m² - 2 bed

Second habitation (large barn) 154m² : cathedral room with kitchen, dormitory, and shower room.

Guest room/ converted bread oven

4000 m² of land with views.

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

Last house in the hamlet at the end of a lane, this farmhouse with outbuildings sits on 4,439 m² of land with stunning views.

The 134 m² house comprises a living room with a fireplace, original floor tiles, and beams, a dining room with a fireplace and a wood-burning stove, a kitchen and utility room, and a bathroom with a toilet. Upstairs, there is a large landing (bedroom/living room), two bedrooms each with an office space.

Adjoining boiler room.

Heating is by heat air pump and oil, with electric hot water cylinder. Double-glazed windows and the drainage system was installed 5 yrs ago.

The bread oven/guest room (37 m² of living space) comprises a room on the ground floor and the bedroom upstairs. Radiators are connected to the main house's heating system.

Large outbuildings with 154m² of living space: a 75m² room with cathedral ceiling and kitchen area, upstairs landing with toilet, 45m² dormitory, bathroom with toilet and two showers. Attic. Wood heating and gas hot water.

Adjoining workshop, storage room, wine cellar, and attic.

All set on a 4439m² plot with lovely views.

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

LOCAL TAXES

Taxe foncière: 810 EUR

Taxe habitation: EUR

NOTES