

Renovated House with Constructible Land



INFORMATION

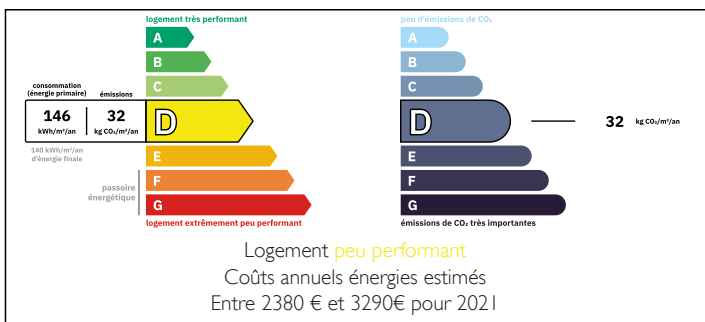
Town:	Saint-Rémy-du-Val
Department:	Sarthe
Bed:	4
Bath:	2
Floor:	160 m2
Plot Size:	466 m2

IN BRIEF

Ideally located 9 km from Mamers and 18 km from Alençon, this beautifully renovated property combines contemporary design with practical family living.

Non-adjointing constructible plot of land included in the sale.

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

Recently renovated interior with a modern and stylish finish.

Excellent insulation; a single wood-burning stove efficiently heats the entire home. (Oil fired Central heating also installed)

New roof.

Ground floor: spacious master bedroom with large walk-in closet (possibility to install an Italian-style shower).

Elegant spiral staircase leading to a mezzanine (potential to create a 5th bedroom).

Two children's bedrooms, each with its own dressing room.

Additional guest bedroom.

A rare opportunity to acquire a turnkey property offering both comfort and development potential.

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

LOCAL TAXES

Taxe habitation: EUR

NOTES