

Charming cottage, in a quiet place, no neighbors, nestled in the heart of the countryside, at the end of path



## INFORMATION

Town:	Saint-Cosme-en-Vairais
Department:	Sarthe
Bed:	3
Bath:	1
Floor:	150 m <sup>2</sup>
Plot Size:	6000 m <sup>2</sup>

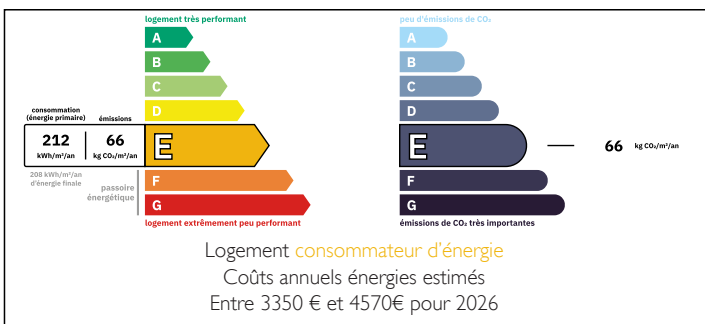
## IN BRIEF

The property is ideally situated in the heart of the countryside, surrounded by fields and meadows, with no noise or visual pollution.

It comprises a main house and a guest house, both requiring renovation, each retaining original features such as fireplaces and terracotta floor tiles.

There are also several outbuildings, barns, and stables, offering significant potential for expansion. All of this is set within a beautifully maintained, wooded park, offering panoramic views of the surrounding countryside.

## 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

### Main house:

- A large entrance hall
- A large living room with a fireplace
- A dining room with a fireplace
- A kitchen
- A bathroom and separate toilet

### Upstairs:

- 2 bedrooms, with the possibility of a third
- A large landing



### Guest house:

- Possibility of two bedrooms and a shower room

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

## LOCAL TAXES

Taxe foncière: 1684 EUR

Taxe habitation: EUR

## NOTES