

An old mill, and its outbuildings, nestled in a heaven of peace



INFORMATION

Town:	Saint-Cosme-en-Vairais
Department:	Sarthe
Bed:	9
Bath:	6
Floor:	401 m2
Plot Size:	7765 m2

IN BRIEF

The beautiful complex, nestled between nature and village, is composed of 2 old buildings, offering 400 m2 of living space, all surrounded by a wooded park of 7765 m2.

The layout of the buildings ensures complete privacy, despite the village being nearby.

The property is located 15 minutes from La Ferté-Bernard train station, 15 minutes from Bellême, and 5 minutes from shops.

Bedrooms: 8/9

Living Rooms: 3

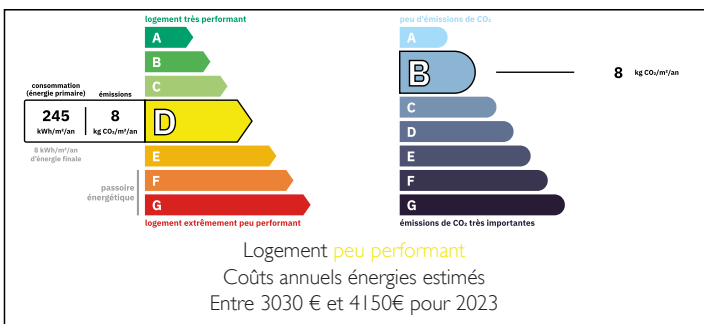
Kitchens: 3

Bathrooms: 1

Shower Rooms: 5

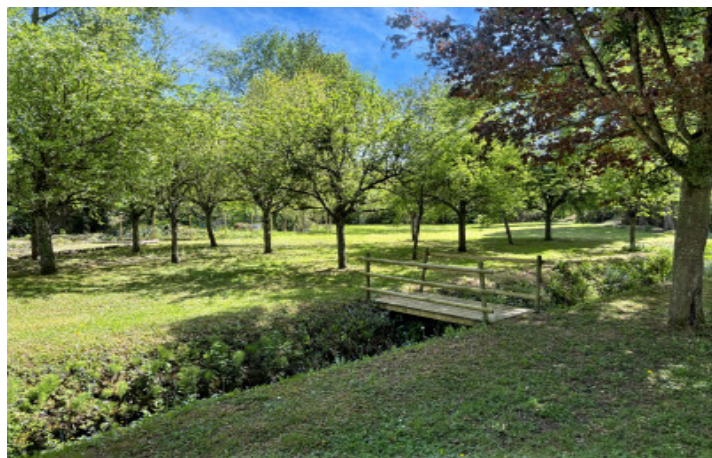
Toilets: 8

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

First, the old mill, with its 185 square meters spread over four levels.

On the ground floor, a large 60-square-meter living room with an open-plan kitchen and lounge, featuring an impressive fireplace. A large shower room, a separate toilet, and two storage rooms.

On the first floor, a 17-square-meter bedroom with a dressing room, a 20-square-meter landing/office area, and a 17-square-meter room opening onto a terrace.

On the second floor, two bedrooms, 10 and 11 square meters, sharing a bathroom and a separate toilet.

Finally, on the third floor, a large 20-square-meter bedroom with a cathedral ceiling, a toilet and sink, and a 9-square-meter guest bedroom.

The second building with an area of 215 sq m is divided into 2 houses.

The first one (137 m²):

On the ground floor, a living room with an open-plan kitchen (32 sq m), an entrance hall with a wood-burning stove, a shower room, a separate toilet, and a laundry room.

Upstairs, a large, cathedral-ceilinged room (46 sq m), two bedrooms (15 sq m each) with en-suite bathrooms, a dressing room, and a separate toilet. A large convertible attic is accessible via a staircase.

The second one (78 m²):

On the ground floor, a large living room (36 sq m) with a kitchen and lounge area with a fireplace, a bedroom (13 sq m), a shower room, and a separate toilet.

Upstairs, there is a bedroom (dormitory-style) (21 sq m), a toilet with a washbasin, A convertible attic (38 sq m).

Finally, a barn (50 sq...

LOCAL TAXES

Taxe foncière: **2900 EUR**

NOTES