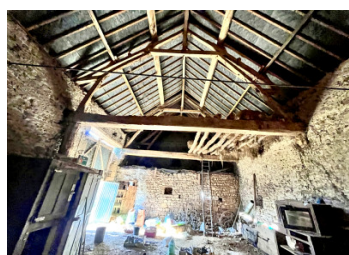


Farmhouse for Sale in Saint-Léonard-des-Bois | Renovation Project with Outbuildings & garden | Alpes Mancelles



INFORMATION

Town:	Saint-Léonard-des-Bois
Department:	Sarthe
Bed:	1
Bath:	1
Floor:	70 m2
Plot Size:	3776 m2



IN BRIEF

A rare opportunity to purchase an authentic French farmhouse ('fermette') in the highly sought-after village of Saint-Léonard-des-Bois, in the spectacular Alpes Mancelles. Set on approximately 3,777m² of land, the property includes a traditional farmhouse of around 70m² with a kitchen, reception room, bedroom, shower room and separate WC, together with numerous outbuildings offering exceptional development potential. The entire property requires complete renovation, presenting an exciting opportunity to create a beautiful family home, holiday retreat or investment property. There is scope to develop the first floor, convert the outbuildings into additional living or leisure space and create an attractive courtyard garden, all subject to obtaining the necessary planning permission. Renovation opportunities in this location are becoming increasingly rare, making this an excellent opportunity to add significant value.

ENERGY - DPE

DPE not required.

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

It's all about the location.

Set in the heart of the breathtaking Alpes Mancelles, this authentic French farmhouse offers a rare opportunity to restore a traditional property in one of the most beautiful and desirable rural areas of north-west France.

Located close to the picturesque village of Saint-Léonard-des-Bois, this former farmhouse ('fermette') sits on approximately 3,777m² of land and includes a traditional stone house together with several outbuildings offering enormous potential for redevelopment.

The existing accommodation of approximately 70m² currently comprises:

Kitchen
Reception room
One bedroom
Shower room
Separate WC

The property requires complete renovation throughout, making it ideal for buyers looking to create a bespoke home while adding considerable value.

In addition to renovating the existing accommodation, there is exciting potential to:

Convert the first floor into additional bedrooms and bathrooms.

Transform the traditional outbuildings into guest accommodation, a games room, workshop, studio, home office or outdoor summer kitchen.

Create a charming enclosed courtyard garden between the buildings.

Reconfigure the property into a superb family holiday home or permanent residence.

*All subject to obtaining the necessary planning permission

LOCAL TAXES

Taxe foncière: 302 EUR

NOTES