



Detached Country House with Open Views



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Detalles del anuncio

Propiedad para:	Venta
Precio:	USD 326,523.06

Ubicación

País:	Francia
Código postal:	61110
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Descripción:

House for sale in Sablons-sur-Huisne, rare find at the gateway to the Perche region. Located in a privileged setting, in the heart of a peaceful hamlet in Sablons-sur-Huisne (61110), this 186 m2 family home represents a rare opportunity on the Sablons-sur-Huisne real estate market. Nestled in the verdant setting of the Perche Regional Natural Park, it immediately captivates with its generous proportions, abundant natural light, and exceptional potential with a separate apartment.

This house for sale in Sablons-sur-Huisne is ideal for a large family seeking space, comfort, and tranquility, while remaining close to amenities and transport links, with a train station just 5 minutes away for easy access to Paris or Le Mans. A spacious and bright family home.

From the moment you enter, you will be charmed by the generous proportions and the seamless flow of the spaces.

- Ground floor: features a welcoming entrance opening onto a beautiful, light-filled, open-plan living area of 43 sq m. This living/dining room, bathed in natural light, is enhanced by a closed fireplace, ideal for cozy family moments. The modern and functional fitted and equipped kitchen blends seamlessly into this inviting space. A ground-floor bedroom, a bathroom, and a WC complete this level, offering optimal living comfort.



- Upstairs: accessible by two separate staircases, you will find a large mezzanine and four additional bedrooms, perfect for accommodating children, guests, or creating workspaces. A shower room and a WC complete this floor. The 125 sq m full basement is a real asset: it includes two enclosed rooms (one heated), a workshop/laundry room, a cellar, and a double garage with parking for several vehicles.

- Apartment:

A rare find in this area, this property also includes a completely independent one-bedroom apartment.

Comprising a fitted kitchen opening onto a living room of approximately 20 m², a bedroom, and a bathroom, this property offers numerous possibilities: accommodation for a relative, space for a teenager, a home office, or a seasonal or long-term rental project.

An outdoor setting conducive to relaxation: Situated on a fenced and wooded plot of 1525 m², this house offers a peaceful living environment.

The terrace invites you to fully enjoy sunny days, whether for outdoor meals or relaxing moments with family.

A detached 35 m² garage and a courtyard also provide easy and secure parking.

A privileged setting in the Perche region: Living in Sablons-sur-Huisne means enjoying an exceptional natural setting while remaining close to essential amenities. Between unspoiled countryside and easy access, this town is appealing for its quality of life. Just 5 minutes from the SNCF train station (Paris/Le Mans line), this house is perfectly suited for working professionals wishing to combine a green lifestyle with convenient transportation.

The highlights of this property:

- 186 m² family home with 6 bedrooms
- Independent studio apartment
- Large, bright living room with fireplace
- Full 125 m² basement
- Enclosed and wooded 1525 m² plot
- Reversible heat pump and PVC double glazing
- Fibre optic internet installed
- Quiet hamlet setting
- Immediate proximity to the train station.

An ideal property to realise your projects.

This family home with an independent apartment in the Perche region is perfect for a large family, a second home project, or an investor looking to develop a rental business. Imagine enjoying the tranquility of the countryside, hosting your loved ones in a spacious and welcoming setting, or generating additional income with the independent apartment.



The possibilities are numerous. A viewing is a must.

Don't miss this unique opportunity to acquire a house with a garden in Sablons-sur-Huisne that combines comfort, space, and potential.

The department of Orne, in Lower Normandy is bordered by the other two departments in the region, Manche and Calvados . It is located in the south of the region bordering with Mayenne, Sarthe, Eure et Loir and Eure. It is the only Normandy department without a coastline.

Orne's history was built through war, destruction and chaos but also through prosperity so don't worry it is a calm and peaceful place to live and visit now! It has rolling countryside, open meadows and boasts some of the best weekly markets in France.

Nowadays you can still see vestiges from all the troubled periods, as well as modern architecture that followed WWII. Nice property in the area is easy to find and reasonably priced.

We at Cle France specialise in Property for sale in France through our network of Agents and French Registered High Street Estate Agents. We have sold thousands of houses for sale in France over the years and have helped many find and buy their dream home in France.

We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.

All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.

Indeed please feel free to use the 'MAKE AN ENQUIRY' tab above to ask us any questions you have about buying a property in France. Our UK based enquiry office and staff will guide you through the entire buying process step by step from your first contact right up to taking ownership and beyond, all free of charge.

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Común

Dormitorios:	6
Baños:	2
Tamaño del lote:	1525 m2

Room details

Indoor Features:	Fitted kitchen
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Lease terms

Date Available:

Contact information

IMLIX ID:

IX8.337.706

