



## Cottage Could be the Perfect Holiday Home

## اطلاعات مشاور املاک

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Cle France Ltd	نام شرکت:
United Kingdom	کشور:
	Experience since:
Selling a Property	نوع خدمات:
	Specialties:
Apartments, Houses	Property Type:
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English, French	Languages:
https://clefrance.co.uk	وب سایت:



## توضیحات آگهی

آگهی برای: فروش  
قیمت: EUR 28,990

## اطلاعات مکانی

کشور: France  
استان: Pays de la Loire  
شهر: La Ferte-Bernard  
کد پستی: 72400  
تاریخ آگهی: 2023/09/21  
توضیحات:

A charming stone village house to restore, located in Dehault just a few minutes from La Ferte Bernard. It offers on one level a kitchen and living room of 22 m2, a bedroom and annexe room. Old tiles, joists, and stone fireplace give it all its authenticity.

Attic to be converted with oak beams over the entire surface.

The house overlooks a quiet, grassy area of the hamlet.

Mains drainage, work required.

Possibility of acquiring additional non-adjoining building land but only a few steps away of 220 m2.

Ideal investor or second home.

The department of Sarthe is located in the Pays de la Loire region, it is a sparsely populated rural department, half of the inhabitants live in the city of Le Mans and its surroundings.

Landscapes here are diverse and include beautiful valleys, mountains and woodland; it is an idyllic



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-location for nature lovers. It is bordered by the Orne, Eure-et-Loir, Loir-et-Cher, Indre-et-Loire, Maine et-Loire and Mayenne departments.

In the centre of Sarthe, Le Mans is famous for the 24hr car race. Sable sur Sarthe and La Fleche are the two main economic centres after Le Mans, a visit to La Fleche Zoo is recommended.

The climate is better than Normandy and Brittany and differs from the south to the north of the department, hazy and slightly chillier to the north, milder and dryer in the south where the land is good for wine-growing.

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.

So when you buy through Cle France you can be confident that you are paying no more than the standard commission rates you would pay anyway, but you have the added benefit of a bi-lingual support team.

For everything you need to know about French property visit [www.clefrance.co.uk](http://www.clefrance.co.uk)

## اطلاعات عمومی

1	اتاق خواب:
1	اتاق خواب:
220 متر	زیر بنا:

## Lease terms

Date Available:

## Contact information

IX4.907.962

IMLIX ID:



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