



In quiet area, 4bed house on 2.9ha, o'bldgs, wood, tennis court to be renovated



Information de l'agent

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Langues:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 396,169.58

Location

Pays:	France
État/Région/Province:	Pays de la Loire
Ville:	Le Mans
Indicatif régional:	72000
Soumis:	10/09/2024

Description:

In a quiet location, approx. 35mins south of the large city of Le Mans, 4 bed house (approx. 164m² living space and approx. 2.9ha of land). 1km from village with shops, services and schools (nursery, primary and college). Outside there are a workshop, a barn, storage, woodland (part of it could go back to pasture), a tennis court to be renovated, a kitchen garden and a potting shed. Nearest neighbour 180m away.

HOUSE

Ground floor

PORCH – 2.8 x 2.8m (7.8m²)
HALL – 8.9m² - ceiling height: 2.5m
SHOWER ROOM / WC – 2.5 x 1.2m (3.0m²) – ceiling height: 2.3m – electric towel rack
LIVING / DINING ROOM – 8.5 x 4.8m (40.8m²) – ceiling height: 2.5m – fireplace with wood burner – French windows
KITCHEN – 5.5 x 3.6m (19.8m²) – ceiling height: 2.5m
SMALL LIVING ROOM / BEDROOM 4 – 4.0 x 3.6m (14.4m²) – ceiling height: 2.5m – French window
UTILITY ROOM 1 – 3.6 x 2.8m (10.1m²) – ceiling height: 1.8m
UTILITY ROOM 2 / BOILER ROOM – 4.6 x 3.0m (13.8m²) – access to
WOODSTORE – 3.7 x 3.5m (13.0m²)



First floor

LANDING / MEZZANINE – 14.9m²
BEDROOM 1 – 4.6 x 3.5m (16.1m²) – ceiling height: 2.5m
BATHROOM – 4.2 x 2.9m (12.2m²)
CORRIDOR – 3.0 x 1.6m (4.8m²)
BEDROOM 2 – 4.1 x 3.7m (15.2m²) – ridge height: 2.8m
BEDROOM 3 – 3.2 x 3.2m (10.2m²)

OUTSIDE

WORKSHOP – 4.0 x 4.0m (16.0m²) – ceiling height: 2.3m
BARN / DOUBLE GARAGE – 7.0 x 6.1m (42.7m²) – ridge height: 6.1m
MEZZANINE – 6.1 x 3.5m (21.4m²)
POTTING SHED – 6.0 x 2.3m (13.8m²)
TACK ROOM – 4.0 x 20m (8.0m²)
STORAGE / STABLE 1 – 4.0 x 3.8m (15.2m²)
STORAGE / STABLE 2 – 4.0 x 3.1m (12.4m²)
STORAGE / STABLE 3 – 4.0 x 3.0m (12.0m²)
KITCHEN GARDEN
ORCHARD with apples, pears, peach, apricot, cherry, mirabelle
WELL – always has water
TENNIS COURT to be rehabilitated
TERRACE

GENERAL INFORMATION

General condition: good including roofs
Heating: oil central
Double glazing throughout
Re-wired in 2017/2018
Drainage: septic tank, replacement needed
Broadband available
In village (1km): baker, minimarket / butcher (all excellent), post office, pharmacy, schools, hairdressers, flower shop, bar / newsagent, physiotherapist, retirement home...
Within 6kms: supermarkets, doctor, banks, local train station with trains to the TGV station at Le Mans...
Easy motorway access towards Channel ports or Paris: 12kms
Tours airport: less than one hour away

These particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract.

Agency commission of 5.5% (18,700 €) is included in the quoted price and is payable by the buyer.

Price before commission: 320 000€

Information about risks to which this property is exposed is available on the Géorisques website :



FURTHER INFORMATION

The price includes the agency commission and excludes notaire fees. The aim of SMJ Immobilier is to provide as much accurate and detailed information about each property as reasonably possible. Each property is researched in detail. We aim to give you complete and factual information so that you don't visit properties with bad surprises. We don't want to waste your time, the owners' time or our own time! If you would like to see more pictures we will be happy to send you the necessary internet links to download slideshows showing the property in more detail, the immediate surroundings (including the neighbours, if there are any), the hamlet or village and the town (if it is nearby). If there is any specific information you may require which is not shown, please ask and we shall do our best to give you the answers. Other houses for sale can be seen by clicking on 'SMJ Immobilier' at the top of this page.

Condition: Reformed

Commun

Chambres: 4
Pied carré fini: 164 m²
Dimensions du lot: 29000 m²

Energy efficiency

Consommation énergétique
(kWh/m²/an): 193

Lease terms

Date Available:

Information additionnelle

Lien URL du site web: http://www.arkadia.com/PFYR-T146282/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

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