



## Detached Country House with Open Views



### Agent Info

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Service Type:	Selling a Property
Specialties:	
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### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 269,902.26

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Pays de la Loire
Plaats:	Nogent-le-Bernard
Postcode:	72110
Geplaatst:	20-04-2026

### Omschrijving:

We presents this charming farmhouse, offering numerous possibilities for renovation, situated in a green and peaceful setting. It is located just 5 minutes from the nearest shops and 20 minutes from La Ferté-Bernard, with access to the train station for Paris Montparnasse and the A11 motorway.

- Ground floor: you will find a kitchen, a living room with an insert fireplace, a separate toilet, a laundry room, and a bathroom. Adjoining this are two rooms that could serve as bedrooms or an office, as well as a large room to be converted to suit your needs.

- Upstairs: a landing leads to two bedrooms, a shower room, and a separate toilet.

- Above: Its added bonus: a fully convertible attic, as well as two large outbuildings offering excellent potential.

All this on a 4,721 m<sup>2</sup> plot with a small pond. If you're looking for a house full of potential to renovate to your liking, in an exceptional setting, don't delay!

For more information, please contact us today.



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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 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)

Conditie: Good

### **Algemeen**

Slaapkamers: 4  
Badkamers: 2  
Lot Afmeting: 4721 m<sup>2</sup>

### **Lease terms**

Date Available:



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**Contact information**

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