



Single Storey Villa With Garden



Agent Info

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Name:
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Specialties:
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Listing details

Property for: Sale
Price: USD 331,690.46

Location

Country: France
State/Region/Province: Pays de la Loire
City: Saint-Paterne
ZIP code: 72610
Posted: Oct 27, 2025

Description:

We offer this single-story house built in 2023. Located just 2 km from Alencon town center, it comprises an entrance hall, a beautiful living room, a fully fitted and equipped open kitchen with terrace access, a hallway, three beautiful bedrooms, one with a shower, a spacious bathroom (walk-in shower) and bathtub, and a toilet.

Utility room/laundry room. Garage with automatic door.

Underfloor heating/Air/Water heat pump system - Very low consumption. Enclosed garden and parking.

Excellent general condition. All you need to do is move in your furniture!

To discover this property, contact us without delay.

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

Common

Bedrooms:	3
Bathrooms:	2
Lot Size:	488 sq m

Utility details

Heating:	Yes
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Lease terms

Date Available:

Contact information

IMLIX ID:	IX7.726.921
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IMLIX

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