



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



### Agent Info

Name: ArKadia  
 Company Name:  
 Country: United Kingdom  
 Phone:  
 Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Listing details

Property for: Sale  
 Price: USD 396,169.58

### Location

Country: France  
 State/Region/Province: Pays de la Loire  
 City: Le Mans  
 ZIP code: 72000  
 Posted: Sep 10, 2024

### Description:

**In a quiet location, approx. 35mins south of the large city of Le Mans, 4 bed house (approx. 164m<sup>2</sup> 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 (7.8m<sup>2</sup>)  
 HALL – 8.9m<sup>2</sup> - ceiling height: 2.5m  
 SHOWER ROOM / WC – 2.5 x 1.2m (3.0m<sup>2</sup>) – ceiling height: 2.3m – electric towel rack  
 LIVING / DINING ROOM – 8.5 x 4.8m (40.8m<sup>2</sup>) – ceiling height: 2.5m – fireplace with wood burner – French windows  
 KITCHEN – 5.5 x 3.6m (19.8m<sup>2</sup>) – ceiling height: 2.5m  
 SMALL LIVING ROOM / BEDROOM 4 – 4.0 x 3.6m (14.4m<sup>2</sup>) – ceiling height: 2.5m – French window  
 UTILITY ROOM 1 – 3.6 x 2.8m (10.1m<sup>2</sup>) – ceiling height: 1.8m  
 UTILITY ROOM 2 / BOILER ROOM – 4.6 x 3.0m (13.8m<sup>2</sup>) – access to  
 WOODSTORE – 3.7 x 3.5m (13.0m<sup>2</sup>)



## **First floor**

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

## **OUTSIDE**

WORKSHOP – 4.0 x 4.0m (16.0m<sup>2</sup>) – ceiling height: 2.3m  
BARN / DOUBLE GARAGE – 7.0 x 6.1m (42.7m<sup>2</sup>) – ridge height: 6.1m  
MEZZANINE – 6.1 x 3.5m (21.4m<sup>2</sup>)  
POTTING SHED – 6.0 x 2.3m (13.8m<sup>2</sup>)  
TACK ROOM – 4.0 x 20m (8.0m<sup>2</sup>)  
STORAGE / STABLE 1 – 4.0 x 3.8m (15.2m<sup>2</sup>)  
STORAGE / STABLE 2 – 4.0 x 3.1m (12.4m<sup>2</sup>)  
STORAGE / STABLE 3 – 4.0 x 3.0m (12.0m<sup>2</sup>)  
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

### **Common**

Bedrooms: 4  
Finished sq. ft.: 164 sq m  
Lot Size: 29000 sq m

### **Energy efficiency**

Energy Use (kWh/m<sup>2</sup>/year): 193

### **Lease terms**

Date Available:

### **Additional information**

Website URL: [http://www.arkadia.com/PFYR-T146282/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/PFYR-T146282/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### **Contact information**

IMLIX ID: 159-pl72pon



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