



A Warm Cosy Family Home Near to Le Mans



Info Agente

Nombre:	David Evans
Nombre empresa:	Cle France Ltd
País:	Reino Unido
Experiencia since:	
Tipo de servicio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Languages:	English, French
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Detalles del anuncio

Propiedad para:	Venta
Precio:	EUR 233,000

Ubicación

País:	Francia
Estado/Región/Provincia:	Países del Loira
Ciudad:	Saint-Victeur
Código postal:	72130
Publicado:	02/09/2024

Descripción:

A detached stone house completely renovated in 2010 in a village near Fresnay-sur-Sarthe and 30 minutes from Le Mans. The house offers:

- Ground floor: spacious and bright living spaces decorated with a wood stove.
- Upstairs: three bedrooms, two with shower and dressing room, a separate bathroom and a toilet.
- Above: you will discover under the eaves a cozy office / bedroom.

All built on a pleasant plot of land, enclosed by hedges and equipped with an electric gate.

Apologies for the For Sale overlay on the images, this particular agent is in a very competitive sector and wishes to protect their images from being copied. If you want to see clean images of this listing simply Make an Enquiry and we will respond.

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.

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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.

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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

Común

Dormitorios:	3
Baños:	2
Tamaño del lote:	1600 m ²

Lease terms

Date Available:

Contact information

IMLIX ID: IX6.052.505



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