



Town House in Heart of Town



Information de l'agent

Nom:	David Evans
Nom de compagnie:	Cle France Ltd
Pays:	Royaume-Uni
Expérience since:	
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Téléphone:	+44 (1440) 820-358
Languages:	English, French
Site web:	https://clefrance.co.uk

Détails de l'annonce

Propriété à:	Vendre
Prix:	EUR 190,800

Location

Pays:	France
État/Région/Province:	Pays de la Loire
Ville:	Mamers
Indicatif régional:	72600
Soumis:	28/07/2023

Description:

A house in the heart of Mamers composed of 3 parts:

- Former study of 93m² on the ground floor, consisting of an entrance, four rooms to be defined, a swimming pool area and a living room.

- a 68m² duplex, with a kitchen dining room, two bedrooms, an office, a bathroom, laundry room and separate wc.

- An 85m² gym area in the garden.

A walled garden, a car port to park your vehicle.

The building offers multiple possibilities for a large family, trader or investors.

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

Commun

Chambres:	5
Salle de bains:	1
Dimesions du lot:	478 m ²

Building details

Outdoor Amenities:	Pool
--------------------	------

Lease terms

Date Available:



IMLIX

Marché immobilier IMLIX
<https://www.imlix.com/fr/>

Contact information

IMLIX ID:

IX4.696.907

