

# Immobilier france ouest

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## Lovely and quiet village House

Reference : 60391

107 150 € **BFI\***

Cozy house located in a delightful (and listed) village crossed by a delightful river and close to the lovely town of Sablé (only 15 minutes)....

Sablé is a very pleasant town also crossed by the Sarthe river with direct trains to Paris in 1H, crossed by a pretty river and animated by 3 weekly markets of authentic local products

Just here you have direct train to Paris 1 H00 ! or Angers or Le Mans 22 minutes !. Welcome !!

This house is free and ready to move into, Renovations recently completed.

Calm, serene and comfortably restored it comprises on the ground floor: A very nice room of lighted stay on two gardens, a done up and functional kitchen, a charming small living room with fireplace; A hall with bathroom; Upstairs: 2 bedrooms with a comfortable bathroom. Attic above .. Terrace and enclosed garden; Small outbuildings and garage.

This house can be sold furnished.

**Buyer's fees included: 7.000%**

Sector : Loire Valley , Pays de La Loire , Sarthe  
Type : Houses, Bungalows , Village properties

Number of rooms : 4

Number of bedrooms : 2

Living space : 100 m<sup>2</sup>

Land surface : 822 m<sup>2</sup>  
: 0 m<sup>2</sup>

DPE : 291 kWh/m<sup>2</sup>/an

Energy class : E

GES : 9 kgeqCO<sub>2</sub>/m<sup>2</sup>/an,

GES class : B



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