

# Immobilier france ouest

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## Character property in a listed village

Reference : 61518

227 300 € **BFI\***

SOLD 2020: Located in the historic center of a charming listed village with all shops and amenities, this house of character enjoys the immediate proximity of a beautiful historic monument and an environment both remarkable and serene.

The main entrance is also made by the Monument itself!

The house contains ground floor: an entrance with cloakroom and toilet area (wc), two beautiful reception rooms very bright with a beautiful fireplace, a kitchen with a dining area and cross beam.

A cellar, a stake and various adjoining outbuildings offer immediate expansion possibilities (if necessary).

On the first floor: the landing serves a large bedroom, a smaller one and a shower room with modern comfort,

The staircase continues until the 2nd floor: a large open space, and a beautiful and large bedroom with generous volume.

The exteriors present a marked authenticity. Of particular note is the presence of a lovely little summer reception room, a large barn currently used as a garage, a workshop and a woodshed.

Courtyards, ornamental gardens, vegetable garden, orchard, delimited by ancient country stone walls, offer as many perspectives, ambiances and different lights.

This is a charming property with a marked identity.

**Buyer's fees included: 5.700% 12 300 €**

*Sector : Anjou , Pays de La Loire ,  
Sablé sur Sarthe , Sarthe  
Type : Character Property , Houses,  
Bungalows , Village properties  
Number of rooms : 5  
Number of bedrooms : 3  
Living space : 130 m<sup>2</sup>  
Land surface : 917 m<sup>2</sup>  
: 0 m<sup>2</sup>  
DPE : 195 kWh/m<sup>2</sup>/an  
Energy class : D  
GES : 58 kgeqCO<sub>2</sub>/m<sup>2</sup>/an,  
GES class : F*



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