

Immobilier france ouest

+ (33) 2 43 62 05 50 - <https://www.propertyfrancewest.com/> - ags@immobilierfranceouest.com

Villa in Solesmes bordered by the river: 5 min from Sablé sur Sarthe

Reference : 61594

325 500 € **BFI***

Remarkably located in a quiet, residential area, bordered by the river and a few minutes from the Sablé-Solesmes golf course, Sablé town center and shopping centers: Villa of very good construction comprising 9 main rooms.

The ground floor includes: Entrance hall with office, two reception rooms (including a living room with fireplace of 28m²) bright lit by windows opening onto the garden, fitted kitchen, bedroom with bathroom and toilet area. It is completed by a laundry room, a pantry and a hallway with stairs to the second floor.

Upstairs: Landing and large hallway distributing 3 bedrooms and bathroom with w.c.

Around the house: Perfectly maintained pleasure garden with access to the river "La Sarthe", large terrace with awning, outbuildings (double garage with storage) ...

Our opinion: Excellent overall services with delightful views!

Buyer's fees included: 5.000% 15 500 €

Sector : Pays de La Loire , Sablé sur Sarthe , Sarthe

Type : Country properties , Estates, Villas , Prestige property , Town House , Village properties

Number of rooms : 9

Number of bedrooms : 4

Living space : 186 m²

Land surface : 7 497 m²
: 0 m²

DPE : 167 kWh/m²/an

Energy class : D

GES : 50 kgeqCO₂/m²/an,

GES class : E



Immobilier france ouest

21 rue Carnot

72300 Sablé-sur-Sarthe

tél. 02.43.62.05.50 - Fax 02.43.62.05.59

CPI 7201 2020 000 045 228 – RCS Le Mans B 881 515 290 .

