



Longere

LE MANS (72)

499 000 €*

* Agency fees to be paid by the seller



240 m²



9 pièce(s)



5 chambre(s)

PROPERTY DESCRIPTION

ONLY 30 MN FROM THE TOWN CENTER OF LE MANS AND on the edge of the LOIR valley, CHOOSE A LIFE IN CONNECTION WITH NATURE BY DISCOVERING THIS PROPERTY! There are unique places like this that look like a haven of peace... From the entrance, a path lined with splendid wisteria will lead you to the property. The latter consists of a main building and a second home suitable for seasonal rental and / or to receive family and friends with comfort. The main building is a traditional south-facing farmhouse offering, on one level, a living room with its imposing stone fireplace, a country-style dining kitchen, a bedroom, an office, a spacious and bright shower room with his sauna. Outside, you can also enjoy a jacuzzi. Upstairs, you will discover two majestic bedrooms with the charm of a beautiful exposed framework and a bathroom with its boat deck parquet. The second accommodation consists of a kitchen open to the dining area, a living room with a wood stove and a winter garden in its continuity. You will also find a bedroom and a shower room on the ground floor. The floor offers a large bedroom with a view of nature. This accommodation also offers an office that can very easily become a third bedroom as well as possibilities for expansion. For parking, the property consists of a triple garage and a workshop area to store all garden equipment. If this property is particularly exceptional, it is because it not only has fully landscaped grounds with various species, but it is also unique thanks to the existence of a magnificent totally organic vegetable garden, an orchard, a chicken coop, a wood and a meadow to accommodate a horse. We could almost live there in total autonomy! Sanitation of the two houses have been redone and are up to standard. No costly work to be expected. The ground is swimming pool. NATURE LOVERS, WITH EASY ACCESS FROM PARIS (only 2 hours), PEACE AND SERENITY AWAIT YOU HERE! First contact by sms for a quick response. Les honoraires sont à la charge du vendeur.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr.

** ENGLISH SPEAKERS: please note that Capifrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our Capifrance website directly. We look forward to finding your dream home!



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LE-MANS (72000)

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LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 817278
Property type Longere
Year of construction 1850
View Vue dégagée, sur Forêt

SURFACES

Living space 240 m²
Living room surface 42 m²
Land surface 27800 m²

COMPOSITION

Number of rooms 9
Number of bedrooms 5
Number of bathrooms 1
Toilets count 3
Washrooms 2
Terrace 1

DPE/GES

DPE 183
GES 22

APPENDIX

Parking couvert
Parking space 5
Garage 3
Cellar 1
Videophone Non

SERVICES

Heater bois
Kitchen aménagée



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Ces éléments sont donnés à titre indicatif et de bonne foi et n'ont aucune valeur contractuelle