



Town house

SAINT CALAIS (72)

139 100 €*

* Agency fees to be paid by the seller



180 m²



5 pièce(s)



2 chambre(s)

PROPERTY DESCRIPTION

SAINT CALAIS (72) 45 minutes from the city of Le MANS and 25 minutes from the Vendôme TGV station-Montparnasse station link 42 minutes. Very well located in the city center of Saint Calais, a superb window (free of any lease) with a surface area of 120 m² attracts your eye with its beautiful freestone facade and its roof in good condition. The shop is very bright thanks to its southern exposure. Heating is town gas. Several rooms serving as office and storage space complete the ground floor. Just above are two apartments. The first with a bedroom, a living room, a kitchen, an office and a bathroom with WC has an area of 85 m². The apartment with its southern orientation has windows with glazing, and is electrically heated. The second, also facing south, has a living room, a kitchen, a toilet, a bathroom, and a bedroom. The whole makes a surface of 55 m². All windows have been changed and are double glazed PVC. There are manual roller shutters on all windows. A small courtyard separates the two accommodations. The sanitation is the whole in the sewer. A convertible attic covers the entire surface of the plot. A great potential to be exploited for a future expansion. Do not hesitate to come and see this large space which can be used either for a business or for a home. Everything is allowed to please you. Les honoraires sont à la charge du vendeur.

Logement à consommation énergétique excessive : classe G

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!



Emmanuel PRENANT

**BESSE-SUR-BRAYE
(72310)**

Agent

RSAC : 883 649 212 00015

Courts service city : LE
MANS

(+33)6 89 16 06 04

LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 823990

Property type Town house

Exposure South

View Vue sur Village

SURFACES

Living space 180 m²

Living room surface 112 m²

Land surface 180 m²

COMPOSITION

Number of rooms 5

Number of bedrooms 2

Number of bathrooms 1

Toilets count 2

Washrooms 1

DPE/GES

DPE 443

GES 43

APPENDIX

Videophone Non

SERVICES

Heater électricité

Heater gaz

Kitchen équipée



CAPIFRANCE
639 rue du Mas de Verchant, Immeuble Diver'city - 34 170 Castelnau Le Lez
CS 70058 34 473 Pérols Cedex
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SAS au capital de 100.000 euros

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