



Country house

SAINT VINCENT DU LOROUER (72)

242 650 €*

* Agency fees to be paid by the seller



195 m²



6 pièce(s)



4 chambre(s)

PROPERTY DESCRIPTION

At the gates of the Bercé forest, Saint Vincent du Lorouer, charming isolated country house, nestled on 3,340 m² of land, offering a peaceful and green setting. On the ground floor: You will be seduced by a large, bright living room of 67 m² with fitted kitchen, ideal for hosting your convivial moments with family or friends. A TV lounge will allow you to relax and enjoy your favorite films. An extension built 2 years ago houses a master suite, including a large bathroom as well as a functional dressing room, for your greater comfort. A mezzanine with office and gym offers a space dedicated to your professional or leisure activities. Additional equipment: A scullery, a laundry room, and a second bathroom for greater daily convenience. Upstairs: The space offers 3 comfortable bedrooms, one of which has a mezzanine bed, ideal for maximizing space. An office is also available for your work or leisure, as well as an additional bathroom. Outside: Take advantage of exterior outbuildings with a total surface area of 100 m², to be fitted out according to your wishes, offering potential to create additional spaces according to your needs. A garage and a cellar complete this set to meet all your storage needs. The +: Recent roofs PVC frames with electric roller shutters Well Don't miss this unique opportunity to acquire an isolated country house offering modern comfort and an exceptional natural setting, contact me for a visit on 06 18 65 98 65. St Vincent du Lorouer, small village located 30 minutes from Le Mans Sud, and 2 hours 40 minutes from Paris

Fees are the responsibility of the seller.

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!



Christel GUY

**MONTVAL-SUR-LOIR
(72500)**

Agent

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LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 849502

Property type Country house

Year of construction 1900

Exposure West

View Vue dégagée

SURFACES

Living space 195 m²

Living room surface 50 m²

Land surface 3143 m²

COMPOSITION

Number of rooms 6

Number of bedrooms 4

Number of bathrooms 1

Toilets count 3

Washrooms 2

DPE/GES

DPE 157

GES 31

APPENDIX

Parking garage

Garage 1

Cellar 1

Videophone Non

SERVICES

Heater électricité

Heater gaz

Kitchen aménagée