



Semi-detached house

LUCHE PRINGE (72)

49 500 €*

* Agency fees to be paid by the seller



64 m²



3 pièce(s)



2 chambre(s)

PROPERTY DESCRIPTION

The town of Luché Pringé is 15 minutes from La Flèche (sub prefecture of Sarthe), where you will find bus station, hypermarket and all other important shops. Including DIY, you will need it to restore the look of this 64m² terraced house. In Luché, you have bakeries, butchers, grocery store, library, bar, restaurant, pharmacy and a medical center. The ground floor is divided into two, street side, living room, and garden side, the kitchen. In between, bathroom, toilet and staircase. The latter leads to a landing room with bathroom and two bedrooms, including a small 6.30m² (8.50m² floor space). The house is connected to mains drainage (a drainage modification will be necessary when redoing the bathroom). The heating is fuel oil. You have two single-glazed windows to change and the front door. The upper floor has skylights and a skylight window and the front roof dates from 2003, the rear side is in asbestos fiber cement but in good condition. it will be necessary to plan works, electricity, including beautification. Currently the property is rented, but the tenant vacates the premises in May 2024. Afterwards, either you live there in the main residence or you rent again. The current rent is 440 euros. there is no garage, and all similar houses have the plot in front of the house with a common well. I am attaching the cadastral plan in photos for explanations. Visit video on this link <https://youtu.be/Dmd5VpbN2Aw> Call me on 0637466630.

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!



Emilie TRUDELLE

**LA-CHARTRE-SUR-LE-
LOIR (72340)**

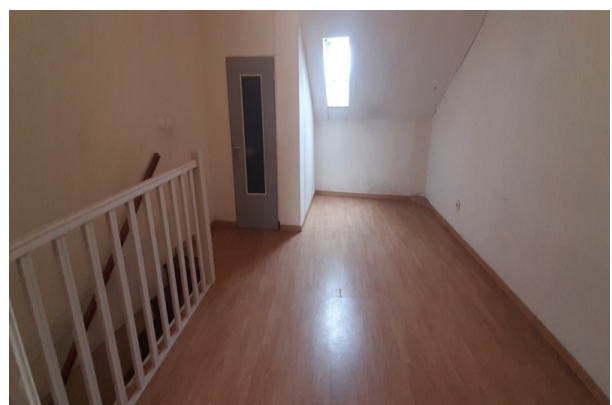
Agent

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LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 850411

Property type Semi-detached house

Year of construction 1900

Exposure S-E

View Vue sur Jardin, sur Village

SURFACES

Living space 64 m²

Living room surface 17 m²

Land surface 195 m²

COMPOSITION

Number of rooms 3

Number of bedrooms 2

Toilets count 2

Washrooms 1

DPE/GES

DPE 221

GES 51

APPENDIX

Parking extérieur

Parking space 1

Cellar 1

Videophone Non

SERVICES

Heater fuel

Kitchen aménagée



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