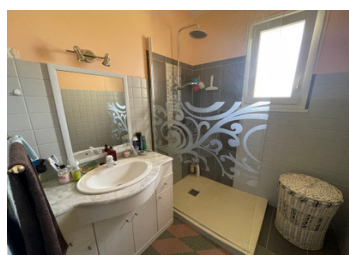
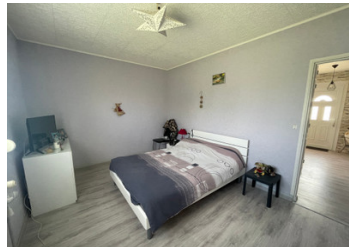


Pavilion house with Eco updates



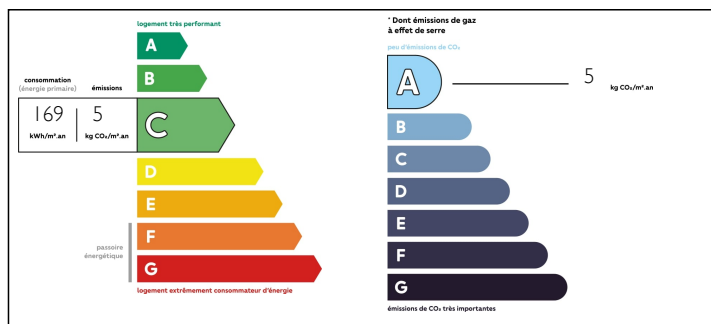
INFORMATION

Town:	Saint-Georges-le-Gaultier
Department:	Sarthe
Bed:	2
Bath:	1
Floor:	85 m2
Plot Size:	1220 m2

IN BRIEF

This Pavilion style property has been fully modernised including external wall insulation and a heat pump for the central heating. The accommodation is currently all on one level with a basement / Garage covering the full footprint of the property and the opportunity to extend into the roof space if further bedrooms / bathrooms are required (Subject to a planning application and approval). Rooms comprise of an open plan Living room, TV or Dining area and a kitchen around a short corridor are two good sized bedrooms a shower room and toilet, also a staircase leading to the basement. The property also has a large garden with storage shed and chicken run at the end of the garden.

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

Ground Floor

Living Room 25.8

TV / Dining room 11.1

Kitchen 12.0

Hall 2.9

Bedroom 1 12.5

Bedroom 2 10.0

Bathroom 3.8

Toilet 1.4

Basement / Garage

Cave 10.0

Garage / Workshop 61.7

Laundry Room (With Heating Space) 12.0

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

NOTES