

## House for sale near Le Mans



## INFORMATION

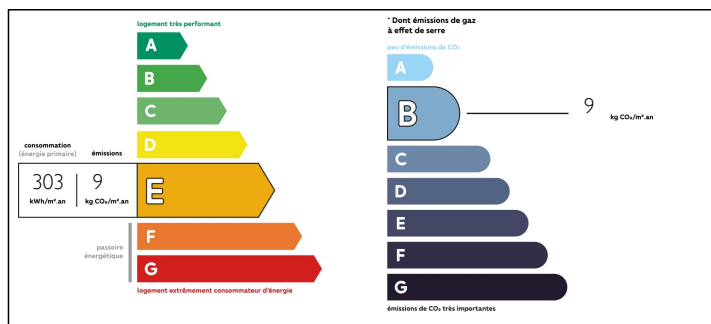
Town:	Saint-Saturnin
Department:	Sarthe
Bed:	4
Bath:	1
Floor:	106.7 m2
Plot Size:	981 m2

## IN BRIEF

This family home is ideally located in Saint Saturnin (part of Le Mans Métropole), close to shops, schools, transport and the North shopping area. The back garden overlooking into a park. Public transport to the city of Le Mans. Space and brightness characterize this house.



## 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

Detached, walled, tiled house comprising:

- Raised ground floor: entrance vestibule with staircase and corridor leading to: lounge/dining room with wood and pellet stove, open-plan fitted and equipped kitchen, large room overlooking the street, partially open to the staircase, bathroom (wash basin and shower), one bedroom overlooking the garden and one bedroom overlooking the street, WC.
- First floor: landing leading to an attic bedroom, another attic bedroom, WC and washbasin.
- Basement under the entire surface area of the house, comprising: garage, storeroom, cellar, a large room used as a workshop with electric hot water tank, a small room to follow.

Water - electricity - electric central heating.

Raised terrace in front of the house. Courtyard to the side and front, garden to the rear.

-----

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

## LOCAL TAXES

Taxe foncière: I EUR

## NOTES