

Price on request

Contact agency

ALC IMMOBILIER

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For sale property

4 rooms

Surface : 160 m²

Surface of the living : 28 m²

Surface of the land : 3225 m²

Exposition : Ouest

View : Jardin

Hot water : Individuel

Features :

Piscine : 52.8, AIR CONDITIONING, Surface de garage : 32.92, Détail piscine : 8x4 metres, Nature piscine : COQUE, Distribution eau : INDIVIDUEL, Energie Eau : GAZ, Detecteur fumee

2 bedroom

1 terrace

2 showers

2 WC

2 garage

1 parking

Document non contractuel

03/12/2025 - Prix T.T.C

Property 1631 Préval

Yann LECARVENNEC from the ALC Immobilier agency offers you this property for sale, located in the heart of Perche, in the village of Préval. It enjoys a pleasant location in the middle of the Sarthoise countryside. The property consists of four separate buildings, all in good condition and adapted for different uses.

Outbuilding 1: Main house (longère) with a living area of 160.95 m². On the ground floor: a fitted and equipped kitchen of 24.10 m², a boiler room of 11 m², a shower room of 7.8 m², a WC, a dining room of 28.74 m², and a living room with a Vendée style fireplace of 28.24 m². Upstairs: a landing leading to a bedroom of 22.08 m² and a master suite of 24.72 m² including WC and a shower room of 7.47 m².

Outside: an adjoining laundry room of 32.06 m². Outbuilding 2: Secondary house with a living area of 61.72 m². On the ground floor: a fitted and equipped kitchen of 8.95 m², a living room with fireplace of 19.54 m², a shower room with WC of 6.83 m². Upstairs: a landing serving two bedrooms measuring 21.15 m² and 17.55 m².

Outbuilding 3: Former barn converted into a professional space of 93.30 m². On the ground floor: a large room of 54.41 m², an equipped kitchen of 6.78 m², a shower room with WC of 3.30 m². Upstairs: an open space in the attic of 38.89 m².

Outbuilding 4: Two garages of approximately 32 m² each, with on the upper floor a convertible space of about 38 m² as well as a pool technical room. Outdoors:

Enclosed land of 3,225 m², with part arranged as parking for the professional activity. An inground pool measuring 8 × 4 meters, with a filtration system located in the technical room. Compliant septic tank, fruit trees, and a terrace running alongside the longère. HEATING: Gas (O1, O2), Heat pump (O3) WINDOW FRAMES: Triple glazing (O1) PROPERTY TAX: €2,095 REFERENCE: 1045V731M Information on the risks affecting this property can be found on the Géorisques website: www.georisques.gouv.fr For a visit, contact your advisor at 06.46.19.20.53 / 02.61.72.05.56 or by email:

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Fees and charges :