

Price on request

Contact agency

ALC IMMOBILIER

5 rue de la Chaussée

61000 Alençon

02 61 72 05 56 / direction@alcimmobilier.com

For sale house

4 rooms

Surface : 102 m²

Surface of the living : 32 m²

Surface of the land : 458 m²

Year of construction : 1990

Exposition : Sud ouest

View : Jardin

Hot water : Electrique

Inner condition : to modernize

External condition : to renovate

Features :

double glazing, Laundry room

3 bedroom

1 terrace

1 shower

2 WC

1 garage

5 parkings

Energy class (dpe) : E

Emission of greenhouse gases (ges) : F

Document non contractuel

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



House 1613 Alençon

Yann LE CARVENNEC from ALC Immobilier agency offers you for sale this 102.19 m² house, located in the Alençon area, boasting a superb Location: facing south, directly overlooking the Sarthe River. The ground floor features an entrance hall of 5.01 m² with a toilet and a reception area, leading to a 7.25 m² kitchen. A 15.45 m² dining room opens onto a spacious living room. Upstairs, there are three bedrooms, including one in a suite arrangement (perfect for a master space, office, or child's room), and a shower room. Outside, adjacent to the house, is a garden shed. This warm and well-laid-out home offers a peaceful living environment while remaining close to downtown Alençon, with a rare advantage: near a primary school and middle school. SEWERAGE: Connected to the main sewer HEATING: City gas WINDOWS/FRAMES: Aluminum Property tax: €1700 REFERENCE: 1045V2M Information regarding risks to which this property is exposed 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: yann.lecarvennec@alcimmobilier.com or direction@alcimmobilier.com RSAC 524.668.621 License issued by the CCI Portes de Normandie. Listing written and published by a sales agent. Find all our listings at: www.alcimmobilier.com

Fees and charges :

