

Price on request

Contact agency

ALC IMMOBILIER

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For sale house

4 rooms

Surface : 169 m²

Surface of the living : 22 m²

Surface of the land : 12775 m²

Exposition : Sud ouest

View : Prairie

Hot water : Individuel

Features :

Cave (surf.): 5, Terrasse de surf. 60,
POOL, very quiet, Transport : Car,
Proximité : Tous commerces, Surface de
garage : 25, Wooded, Détail piscine : 40,
heated pool, Nature piscine : SEMI-
ENTERREE, Double-vitrage, Distribution eau
: INDIVIDUEL, Energie Eau : BALLON
ELECTRIQUE, intercom

3 bedroom

1 terrace

1 bathroom

2 WC

3 garage

7 parkings

1 cellar

Document non contractuel

Energy class (dpe) : D

Emission of greenhouse gases (ges) : F



House 1498 Coulonges-sur-Sarthe

Jean-Luc GAUTIER offers you this 169.83 m² house for sale in the Mortagne Au Perche and Mêle Sur Sarthe area, featuring a heated 40 m² swimming pool. The ground floor includes a fitted and equipped kitchen of 24.26 m², a laundry room of 12.90 m², a 28 m² conservatory, a 22.67 m² living room with a pellet stove insert, a master bedroom of 19.90 m² with a bay window, a 16.65 m² bathroom to be created, a 5.26 m² cellar, and a 1.90 m² WC. Upstairs, a 12.85 m² hallway leads to two spacious bedrooms measuring 16.30 m² and 10.87 m², as well as an 8.27 m² dressing room that could be used as a child's bedroom, a 10.50 m² bathroom with showers, and a 1.30 m² WC. Above the laundry room, there is a 10 m² space that could serve as a bedroom. Outside, a lovely terrace overlooks approximately 5,610 m² of land with several garages and carports, an outbuilding suitable for a studio, a heated swimming pool, a spa, a well, a pétanque court, a pond with a shelter, and a fish pond. Additionally, the property includes a 6,560 m² meadow. JOINERY: PVC HEATING: Oil and pellet stove insert SEWAGE: Septic tank PROPERTY TAX: €1682 REFERENCE: 1045V664M - 1498 To arrange a visit, contact your agent Jean-Luc GAUTIER at 06.10.69.21.73 / 02.61.72.05.56 or by email:

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