

**Price on request**

**Contact agency**

**ALC IMMOBILIER**

5 rue de la Chaussée

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**For sale house**

**6 rooms**

**Surface : 112 m²**

**Surface of the living : 35 m²**

**Surface of the land : 11904 m²**

**Hot water : Individuel**

**External condition : GOOD**

**Couverture : tiling**

**Features :**

single floor, Distribution eau : INDIVIDUEL,  
Energie Eau : BALLON ELECTRIQUE

4 bedroom

1 terrace

1 bathroom

1 shower

1 WC

1 garage

**Energy class (dpe) : E**

**Emission of greenhouse gases (ges) : E**

Document non contractuel

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



**House 1512 Le Mêle-sur-Sarthe**

Maelwenn GUEGUEN from ALC Realty agency presents this farmhouse of 125m² in the Mêle-Sur-Sarthe area. It features on the ground floor an entrance of 3.46m², a living room of 35m², a fitted kitchen of 11m², a bathroom of 4.42m², a bedroom of 10.76m² with a dressing room, and a laundry room of 9.19m². On the first floor, there are three bedrooms measuring 9.51m², 10.87m², and 16m², as well as a WC with the possibility to add a bathroom. All this sits on a 11,904m² plot with a 109m² barn, a 105.13m² stable, a chicken coop, and a 15.98m² garage. WINDOWS: Triple glazing + roller shutters HEATING: Oil boiler, electric radiators, wood fireplace SEWAGE: Septic tank + micro sewage treatment plant PROPERTY TAX: €640 REFERENCE: 1045V676M Information about the risks affecting this property is available on the Géorisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr) To arrange a viewing, contact your advisor at 07.80.56.05.21 / 02.61.72.05.56 or by email: [maelwenn.gueguen@alcimmobilier.com](mailto:maelwenn.gueguen@alcimmobilier.com) or [direction@alcimmobilier.com](mailto:direction@alcimmobilier.com) RSAC 918 129 016 Card issued by CCI Portes de Normandie. Ad written and published by a sales agent. Find all our listings at: [www.alcimmobilier.com](http://www.alcimmobilier.com)

**Fees and charges :**

