

## Price on request

Contact agency

**ALC IMMOBILIER**

5 rue de la Chaussée

61000 Alençon

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### For sale property

**9 rooms**

**Surface : 289 m²**

**Surface of the living : 64 m²**

**Surface of the land : 3929 m²**

**Year of construction : 1949**

**Exposition : Sud**

**Hot water : Individuel**

**Couverture : tiling**

### Features :

Cave (surf.): 20, Surface de garage : 26,

Double-vitrage, Distribution eau :

INDIVIDUEL, Energie Eau : FIOUL, CHIMNEY

4 bedroom

1 bathroom

1 shower

2 WC

1 garage

1 cellar

**Energy class (dpe) : D**

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

Document non contractuel

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



## Property 1492 Saint-Denis-sur-Sarthon

Sophie LEMONNIER from ALC Immobilier Agency in Alençon offers for sale this longère of 289 m² located 10 minutes west of ALENCON. On the ground floor, you'll find an entrance hall of 25.24 m² leading to a fitted and equipped kitchen of 26.34 m², a living room of 30.75 m², a dining area of 64.59 m², a bathroom of 5.31 m², a toilet, and a laundry room. Upstairs, there are four bedrooms measuring 20.68 m², 24.10 m², 13.63 m², and 12.15 m², a shower room with WC of 6.94 m², and a mezzanine of 38.16 m². Additionally, the property includes a barn of 92.12 m², a cellar of 20.82 m², a pantry of 2.67 m², a garage of 26.27 m², a veranda of 7.27 m², a birdcage, and three boxes each measuring 8.62 m². All set on a fenced plot of 3929 m². Tile roofing Double-glazed windows with electric roller shutters. Heating: 1999 oil-fired boiler. Hot water produced by the oil boiler. Sanitation: septic tank needs to be redone Property tax: €1793 REFERENCE: V660M Information about the risks affecting this property is available on the Géorisques website: "www.georisques.gouv.fr". For a visit, contact your advisor Sophie LEMONNIER at 06 83 81 79 96 / 02 61 72 05 56 or by email: sophie.lemonnier@alcimmobilier.com / direction@alcimmobilier.com RSAC 524 577 251 - Card issued by CCI Portes de Normandie. Advertisement written and published by a sales agent You can find all our listings on our website

