

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

Surface of the living : 32 m²

Year of construction : 1949

Hot water : Electrique

Couverture : slate

4 bedroom

2 showers

2 WC

Energy class (dpe) : E

Emission of greenhouse gases (ges) : B

Document non contractuel

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



House 1628 Saint-Georges-le-Gaultier

Sophie LEMONNIER from the ALC Immobilier Agency in Alençon offers you for sale this countryside house of 168 m² along with a second house of 28 m² located on the riverbank. - The main house consists on the ground floor of a fitted and equipped kitchen with a 50 m² living room and a 13.8 m² laundry room. On the first floor, a hallway leads to a 10 m² mezzanine, a 32.42 m² lounge, a 16.35 m² bedroom, and a 5.57 m² bathroom. On the second floor, a hallway leads to a bathroom with toilet of 4.16 m² and two bedrooms measuring 10.63 m² and 14.18 m². - Additional space house of 28 m² to renovate, features on the ground floor a 12.24 m² living area, and on the first floor, a 12.10 m² bedroom and a shower room with toilet. A timber-frame building of 38 m² and a storage room of 8.21 m². All set on a 1700 m² wooded and enclosed plot. HEATING: electric with 2 pellet stoves. SEWERAGE: Septic tank needs inspection WINDOWS AND DOORS: single and double glazing ROOFING: slate and tiles HOT WATER TANK: electric PROPERTY TAX: €484 REFERENCE: V747M Information about the risks associated with this property can be found on the Géorisques website: "www.georisques.gouv.fr". For a visit, please 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 - License issued by CCI Portes de Normandie. Announcement written and published by a sales agent. You can find

