



*Agence le Prince Noir*

House - 250 m<sup>2</sup>

ST MARTIN LE MAULT

HAI

Price: €169 060 \*

Honorary Award Excluded: €158 000

\* Agency fees shall be borne entirely by the purchaser



## DESCRIPTION DU BIEN

The house is detached in its own grounds and really has been well-loved and cared for by the current owners. There is a cellar which has a hot water boiler. On the ground floor which is fully tiled throughout you enter to a spacious entrance hallway to a very well-equipped kitchen with a built-in barbecue and chimney and to the right to a large dining/living room with fireplace and wood burner and exposed oak beams (70m<sup>2</sup>) with French doors out to the garden, a corridor with 2 bedrooms off it of 35m<sup>2</sup> and 20m<sup>2</sup>, a bathroom with bath, shower mixer and wash-hand basin and a separate toilet. On the first floor there is a carpeted room currently used as a bedroom (22m<sup>2</sup>), a room with traditional terrazzo tiled flooring which is partially renovated and could easily make two more bedrooms (65m<sup>2</sup>), a room with oak flooring which also could make a bedroom (20m<sup>2</sup>), corridor leading to three bedrooms (15m<sup>2</sup>, 20m<sup>2</sup> and 18m<sup>2</sup>) and rooms with plumbing in place to fit WC/bathroom. There are lots of possibilities for accommodation on this level. There is a Loft above that is well-insulated. Heating is by wood and electric radiators. Sanitation is by fosse • toute eau with permissions in place to update (please ask for information). Outbuildings: An attached barn accessible from downstairs and upstairs with a workshop (80m<sup>2</sup>). Attached garden of around 1336m<sup>2</sup> with well.

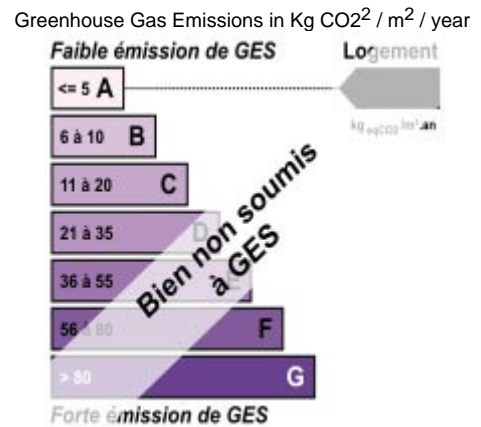
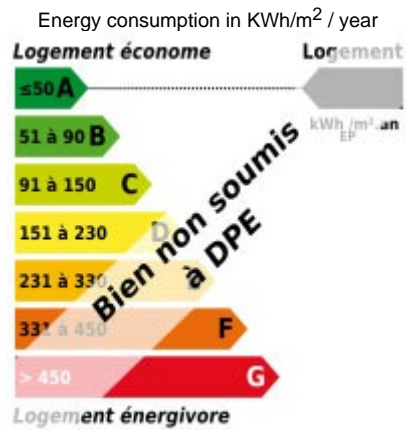
# LE BIEN EN DETAIL

Reference : PN20132  
Town : St Martin Le Mault  
Transaction : Sales  
Type of property : House  
Price including charges : €169 060  
Surface : 250 m<sup>2</sup>  
Land : 1336 m<sup>2</sup>

Number of rooms : 8  
Number of bedrooms : 6  
Bathroom : 2



## DIAGNOSTICS DPE - GES

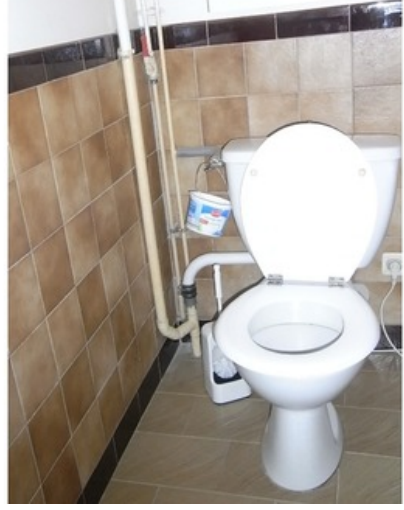


## LE BIEN EN PHOTOS

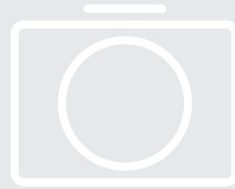












*Agence le Prince Noir*

1 rue de l'Anglin  
36310 - CHAILLAC  
Tél. 02 54 36 99 50