

Maison Neufchâtel-en-Saosnois 178 m<sup>2</sup>

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PRIX DE VENTE : 399 000 €

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## DESCRIPTION

NEUFCHATEL EN SAOSNOIS - SMALL FARMHOUSE WITH LAND AND SWIMMING POOL ON THE EDGE OF THE FOREST OF PERSEIGNE

Coldwell Banker Val Property Le Mans is pleased to present this charming property situated in the commune of Neufchâtel-en-Saosnois, right on the edge of the Forest of Perseigne. The setting of this property is exceptional: approximately 3 hectares of land, sheltered from view, just a few minutes from local shops and, above all, on the edge of a superb state-owned forest, perfect for walks or bike rides. This part of the department is steeped in history, and the surrounding countryside is rich and diverse, offering plenty of opportunities for family outings or activities such as fishing or hunting.

This farmhouse has retained all its old-world charm with its cut-stone architecture, traditional roof tiles and, of course, its terracotta floor tiles and exposed beams.

It offers spacious rooms with two lovely living areas on the ground floor, each over 30 m<sup>2</sup>, and a separate kitchen with a utility area. Please note that this level also features a small shower room.

There are three bedrooms upstairs, along with a bathroom on the same level.

The terrace at the rear of the house is perfect for enjoying peaceful summer evenings by the pool, whilst admiring the countryside views offered by the property.

Are you looking for a peaceful haven in a preserved setting? Whether as a main residence or a holiday home, contact us for further information.

For more photos and details, visit our website.

Agency fees payable by the buyer.

Information on the risks associated with this property is available on the Géorisques website:  
[www.georisques.gouv.fr](http://www.georisques.gouv.fr).

## CARACTÉRISTIQUES

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Type de bien :	Maison	Surface :	178.0 m <sup>2</sup>	NB de pièces :	5 rooms
NB de chambres :	3 bedrooms				

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Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : E 277

Indice d'émission de gaz à effet de serre (GES) : C 11

