

Maison Sablé-sur-Sarthe 830 m²



PRIX DE VENTE : 699 000 €

EMAIL : PRESTIGE@COLDWELLBANKER.FR

EXCLUSIVITÉ

DESCRIPTION

If you've always dreamed of running a successful gite in the French countryside, here is your chance! Located between Le Mans and Laval, and not far from Sablé-sur-Sarthe with its high-speed train station (Paris in 1 hour), you will find this fully remodeled 19th century farm complex, on 7 acres of beautifully landscaped grounds, with peace and quiet as your only neighbors.

The property consists of 4 buildings: The owner's accommodations - a beautiful stone house of 2,000 sq.ft, with a beautiful remodeled kitchen, huge living room with fireplace, 3 bedrooms and 1.5 baths. You can enjoy the views of the rolling hills and fields from the private veranda.

The guest accommodations (lodging up to 30 people) are spread out between 2 large farmhouses, which have both been extensively renovated. An inviting heated indoor pool provides the possibility for year-around fun. In all, there are 7 en-suite bedrooms as well as an 8th bedroom that connects to one of the guest rooms. A large professional kitchen has been fully equipped and although the current group stays are self-catering, they could also be fully catered, adding to the income potential of this ensemble. A spacious dining room with fireplace and access to the outdoor terrace, a huge living room with TV, a lounge/bar area, an activity room perfect for dancing or group seminars, a gym area overlooking the pool, a kitchenette for guest use as well as several restroom facilities complete the guest quarters.

The fourth fully-remodeled building on the property is currently being used to house the owners' private collection, but could easily be converted to accommodate more guests, or storage, or garage, etc.

This is a fantastic opportunity to purchase a turn-key business with all of the furnishings and equipment already in place. 20 years of business receipts available for your review. The property is located in a designated zone

- FRR - which offers several tax advantages. If you are simply looking for a private residence with no neighbors in sight, surrounded by beautiful fields, yet within 10 minutes of the nearest shops, this estate offers a wonderful opportunity to enjoy a peaceful, quiet life.

For more information, photos, or to schedule a showing, please don't hesitate to contact me 7 days a week.

LIST PRICE 699,000 Euros (Agency fees paid by seller).

Energy rating: Class D.

Annual energy costs: between €1,940 and €2,690.

"Information on the risks to which this property is exposed is available on the Géorisques website:
www.georisques.gouv.fr"

CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	830.0 m ²	Taxe foncière :	€4.00
NB de pièces :	21 rooms	NB de chambres :	11 bedrooms		

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr

DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : D 234

Indice d'émission de gaz à effet de serre (GES) : B 6



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