

Immaculate traditional farmhouse, fully restored, in a verdant setting, close to Saint Léonard des bois.

## EXCLUSIVE



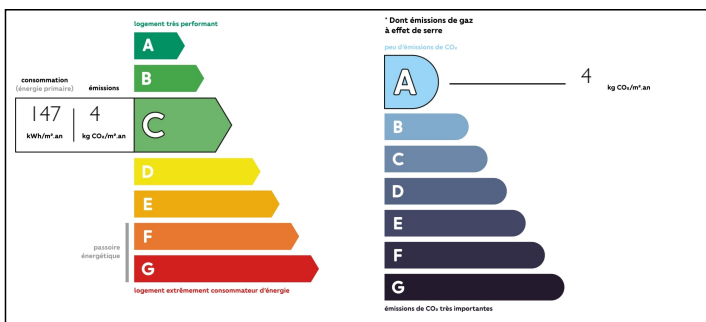
## INFORMATION

Town:	Sougé-le-Ganelon
Department:	Sarthe
Bed:	3
Bath:	2
Floor:	157.16 m2
Plot Size:	8254 m2

## IN BRIEF

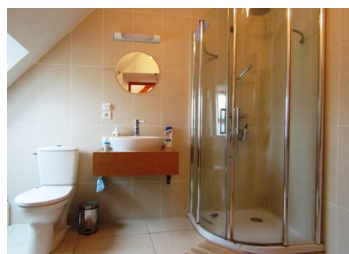
Situated a few kilometers from Saint Léonard des bois, in the heart of the Alpes Mancelles, this property, sold with its furniture and a restored shepherd's hut, offers an ideal living environment with its bright, spacious rooms and large wooded grounds with a pond. Ideally located 2h30 from Paris and 1h30 from Caen by freeway (Ouistreham ferries)

## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## NOTES

## DESCRIPTION

Passing through the door of this beautiful farmhouse, you enter into a spacious entrance hall. A door on the right leads into a fully-equipped kitchen, with beams and an old bread oven. On either side, you'll find a laundry room and toilet, as well as access to a terrace overlooking the garden.

To the left of the entrance, you'll find a beautiful room, currently used as an office but also suitable as a dining room. A large bay window, a high wall with exposed stonework and access to a second terrace extend the living space, inviting you to relax and unwind. The mezzanine can be used as an additional sleeping area, office or extra bedroom.

The staircase in the entrance hall leads to a landing with a master bedroom with shower room and dressing area, a second bedroom and a bathroom.

At the far end of the house is a garage. The gravelled courtyard in front of the house is ideal for parking numerous vehicles. On the other side, an attractive, fully-renovated gipsy caravan with a double bed can accommodate family and friends in all seasons. All that remains is to connect it to the electrical network (cables already laid in the concrete slab) and install the small wood-burning stove.

To the rear, the superb, fully-enclosed grounds feature a fenced-in pond with gated access, a lawn and numerous fruit trees.

The house benefits from an electric hot water tank. A heart-pump provides heating with an underfloor heating system...