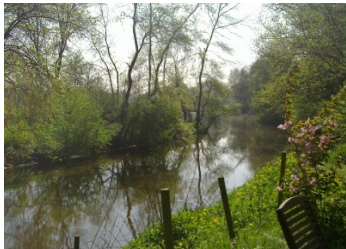


This property has huge potential. Partly renovated block of 4 houses on the river front of the Loir



## INFORMATION

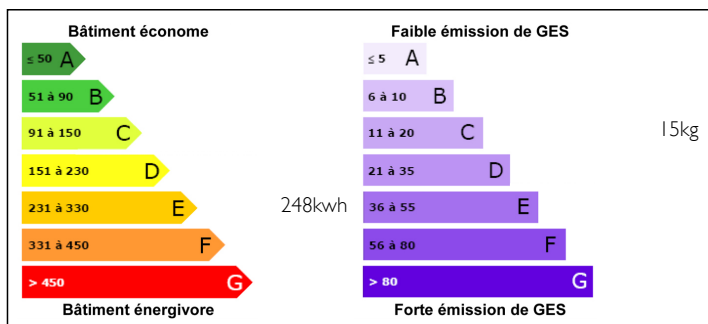
Town:	LA CHAPELLE AUX CHOUX
Department:	Sarthe
Bed:	7
Bath:	4
Floor:	223 m2
Plot Size:	6476 m2



## IN BRIEF

Impressive stone building with gardens leading directly onto the Loir river. The main house is finished with 4 bedrooms. The second unit is near to completion. There are a further 2 units ready for renovation. This is a great opportunity to create a gite business of 4 units and an already completed main house.

## 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.



## DESCRIPTION

Excellent location, the river Loir is at the bottom of the garden. Great for fishermen or water lovers. This block of 5 units has already had the first larger house completed which is a great main house with 4 gites attached to be finished, the second gite is nearly completed and just needs the finishing touches added and the other 3 have been divided ready for complete renovation.

There is off road parking on the drive to the side of the main house.

The main house has a quality fitted kitchen diner 23m<sup>2</sup>, utility room 7m<sup>2</sup> and bathroom 4m<sup>2</sup>, lounge with wood burning stove 23m<sup>2</sup> and a back room snug/reading room 11m<sup>2</sup> with stairs to the first floor. On the first floor off the 11m<sup>2</sup> landing there is main bedroom suite 23m<sup>2</sup>, with walk in dressing room 6m<sup>2</sup> and beautiful ensuite bathroom 6m<sup>2</sup>. Family bathroom 6m<sup>2</sup> and bedroom 2 24m<sup>2</sup>. Stairs from the landing go to the 2nd floor with 2 further bedrooms 20m<sup>2</sup> and 18m<sup>2</sup>.

Property 2 has kitchen units installed 11m<sup>2</sup> and lounge diner 24m<sup>2</sup>, stairs to the first floor hall with a bathroom 5m<sup>2</sup> and 2 bedrooms 15m<sup>2</sup> and 7m<sup>2</sup>.

Units 3, 4 and 5 are in need of full renovation.

Nearest airports are Tours 45km , Angers 48km  
The nearest main town is Le Lude which has all amenities and stunning Chateau just 10 minutes drive.

## LOCAL TAXES

**Taxe foncière: 729 EUR**

**Taxe habitation: 1028 EUR**

## NOTES