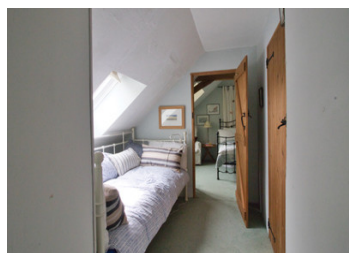


Picturesque cottage with stunning views

EXCLUSIVE



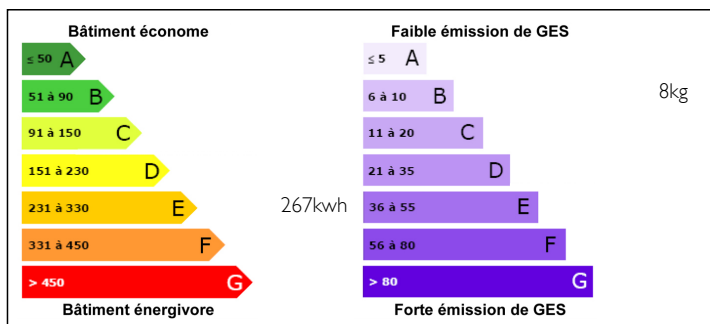
INFORMATION

Town:	Loir en Vallée
Department:	Sarthe
Bed:	2
Bath:	1
Floor:	70 m2
Plot Size:	7832 m2

IN BRIEF

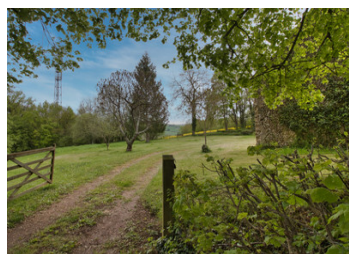
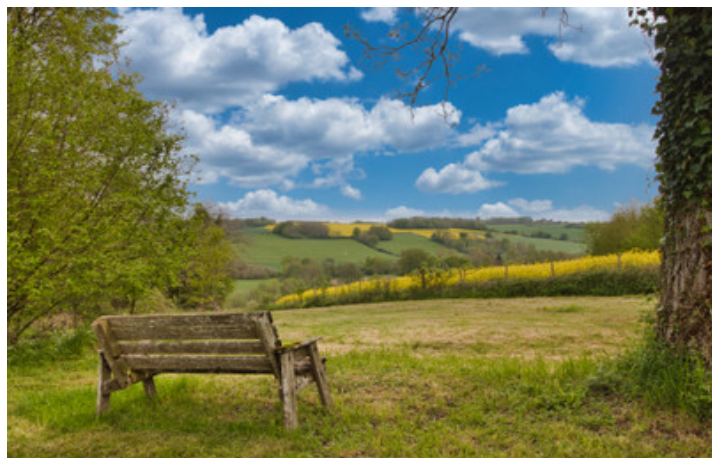
Picturesque farmhouse with 2 bedrooms, large hilltop plot of land overlooking the surrounding countryside. Detached stone outbuilding on 2 floors, requiring renovation, with lean-to timber shed. Separate wine cave. The property sits in a friendly hamlet. There is a general store in a village 2km away, and larger village of Sougé with bakery, butchers, restaurant etc 6km. Pretty market towns with all commodities Bessé sur Braye 9km and La Chartre sur le Loir 14km (historic meeting place for 24 Hour Le Mans enthusiasts). Easy access to Paris, with TGV stations in Vendôme (35km), Tours (48km) and Le Mans (50km). Tours also has an international airport, with regular flights throughout the year to London Stansted. Northern ferry ports 3 to 4 hours' drive.

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

This charming farmhouse has been renovated to a comfortable standard, whilst retaining its authenticity with exposed beams and stone, shutters and terracotta tiles. The house is made of flint, with tiled roof, with insulated walls and roof. Most windows are double glazed, it is heated by the wood stove supplemented by electric radiators. The septic tank is non-conforming.

GROUND FLOOR

- ENTRANCE HALL (2.5 m2), with storage cupboard and WC
- L-shaped DINING AREA (11.1 m2) and KITCHEN (7.2 m2) fully fitted, with door leading to patio
- SITTING ROOM (20 m2) with wood stove in large fireplace, door to patio, oak staircase to first floor

FIRST FLOOR (dimensions with min 1m80 high - floor space is larger)

- LANDING (4.7 m2) with storage cupboard
- BEDROOM 1 (8.8 m2), with basin and WC
- HALLWAY (2.5 m2)
- BATHROOM (2.2 m2) with bath/shower, basin and WC
- BEDROOM 2 (8 m2)

OUTSIDE

- 3 patio areas, one with a hot tub
- wooden lean-to sheds on house for logs and garden equipment
- stone outbuilding (the original farmhouse) with cellar and attic
- timber shed for tractor and lawnmower

The views surrounding the property are truly spectacular, and the setting very peaceful. The grounds are mainly laid to lawn, with various fruit trees. A nearby radio mast ensures excellent reception, and fibre broadband is available.

The property comes with the fully fitted kitchen (including units, oven, fridge and range cooker) and

LOCAL TAXES

Taxe foncière: 455 EUR

Taxe habitation: 406 EUR

NOTES