

Traditional country house with large garden, shed and cellar, with woodland views

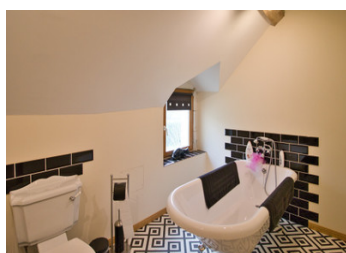


## INFORMATION

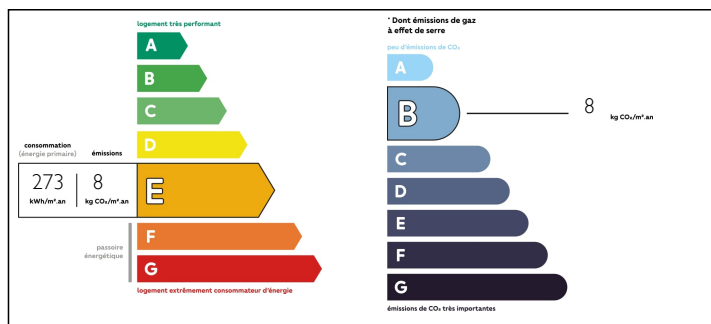
Town:	Aubigné-Racan
Department:	Sarthe
Bed:	2
Bath:	2
Floor:	103 m2
Plot Size:	3370 m2

## IN BRIEF

This property offers a spacious 2-bedroom home (1 downstairs ensuite bedroom) with potential to create a 3rd bedroom upstairs, with large kitchen/diner, character living room with traditional exposed beams and stones and fireplace, and sun lounge - set in large garden with outside covered dining area, shed, poly-tunnel and cellar with well. Just 5 km from market town Le Lude, with its supermarkets, shops, cafés, restaurants and of course Renaissance château, and 6 km from large village Aubigné Racan with variety of shops and a railway station. Set in the peaceful Loir Valley, in triangle between Le Mans, Tours and Angers all between 45 and 70 km away. Tours airport with regular Ryanair flights to London Stansted 50 km, Caen ferry port 233 km, access to A28 motorway 14 km.



## ENERGY - DPE



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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.



## LOCAL TAXES

**Taxe foncière: 608 EUR**

## NOTES

## DESCRIPTION

Fairly isolated house, with just one neighbour, set just off main road between Le Lude and Château du Loir. It has been tastefully renovated over the past 20 years, conserving the exposed beams and stone. The house faces South-East, away from the road, with peaceful views over the large garden and surrounding woodlands.

No central heating, wood burner and electric radiators. Double-glazed windows, roof in good condition. The septic tank requires the installation of a treatment system in order to conform.

GROUND FLOOR - exposed beams throughout  
 KITCHEN ( 21 m2), fitted, with glazed door and window overlooking courtyard and garden, with wooden staircase to first floor  
 SITTING ROOM (21 m2), fireplace with glass door, glazed door to sun lounge (8.4 m2) - perfect for catching the sun all day long  
 BEDROOM 1 (14 m2), with fitted cupboards, window overlooking the garden, and access to office/dressing room and shower room  
 SHOWER ROOM (5.4 m2), with walk-in shower, WC and basin unit  
 OFFICE/DRESSING ROOM (4.5 m2) with window - decorating to be completed

FIRST FLOOR - with sloping ceilings under the roof  
 LANDING (2.3 m2)  
 BEDROOM 2 (16 m2) with character exposed beams and wall with exposed stone, velux window and low window overlooking garden  
 ROOM (8.2 m2) to be finished, leading to bathroom and attic room  
 BATHROOM (5.6 m2) with freestanding clawfoot bath next to window, WC and basin  
 ATTIC ROOM (22 m2) that could be converted to 3rd bedroom

### OUTSIDE

Enclosed gravelled courtyard, large shed, with attractive covered wooden porch for alfresco dining,