

Beautifully restored 3 bedroom farm house near le Mans with with private garden, orchard and large garage.

EXCLUSIVE



## INFORMATION

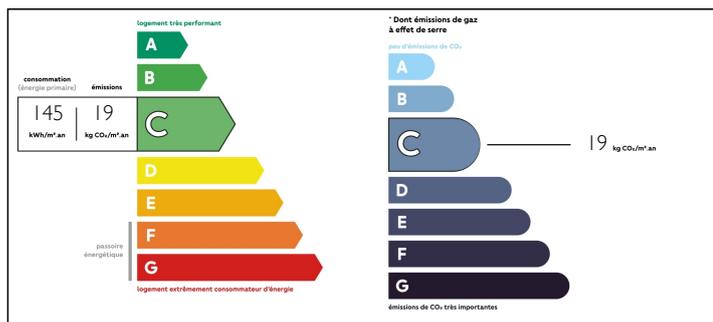
Town:	Tassé
Department:	Sarthe
Bed:	3
Bath:	2
Floor:	192 m2
Plot Size:	3940 m2

## IN BRIEF

If you're looking for a traditional country property with all mod cons, this fully restored farmhouse must be seen. Set in a large, well-maintained garden with mature fruit trees, it is totally private without being isolated. There are views across the open countryside from all angles and a spacious garage/workshop is attached to the house. There is gas central heating throughout and a new modern kitchen, installed in 2016, with Neff oven/microwave, gas hob and integrated Bosch dishwasher. The property has been restored to a high standard and very well maintained by the present owners. Conveniently located between Le Mans, Tours and Angers, there are good rail links to Paris and the south and regular international flights available from Tours. The 24 Hour car races at le Mans are only 30-40 minutes away..



## 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

On the ground floor of the property, a generous hallway gives way to a modern kitchen/dining room and a bathroom with WC, shower and electric water tank. An open plan seating/dining area extends to a light and spacious living room with a glass fronted fireplace and tiled floor. The entire ground floor exterior walls have been dry-lined throughout with insulation. A solid oak staircase leads up to the first floor where there is a well-proportioned landing, presently used as a workspace. A wide corridor leads to 3 good sized double bedrooms. An integrated, bespoke electric fan in the third bedroom draws heat up from the ground floor log-burning insert and trunks background heat throughout the entire first floor rooms. There is also a family bathroom and separate WC on the first floor. There is a phone line connected (currently not in use) and fibre optic internet for remote working. The house is also fitted with smoke alarms.

Outside, there are traditional orchards to the front and rear of the property with mature fruit trees (apple, pear, cherry, plum and fig) and a beautiful weeping willow tree that provides shade for a seating area outside the kitchen. In the garden there is a 15m deep well and a large free-standing log shed. To the side of the house is a cave and 2 utility rooms, presently used for storage, garden tools and a gas central heating boiler which feeds radiators through the entire house, using...

## LOCAL TAXES

Taxe foncière: **700 EUR**

## NOTES