

18th century Loir Valley farmhouse with numerous outbuildings to renovate, overlooking Gallo-Roman archeological site and near the river Loir, on 6 acres of land



## INFORMATION

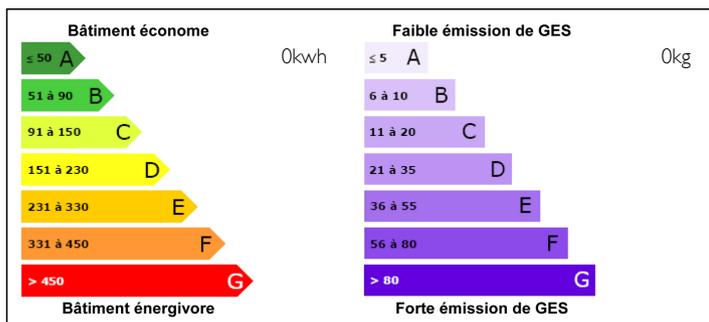
Town:	AUBIGNE-RACAN
Department:	Sarthe
Bed:	3
Bath:	1
Floor:	112 m <sup>2</sup>
Plot Size:	25000 m <sup>2</sup>



## IN BRIEF

This property has great potential to be developed into a large family home or gîte complex, with woodland, paddocks, a large cave – all in a beautiful hillside setting with peaceful views. Château town Le Lude with all amenities 7 km, Aubigné Racan with railway station 6 km, Le Mans 24 Hour race track 38 km, Tours with budget flights to London Stansted 52 km – easy access to vineyards and châteaux

## 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

The buildings are set well back from the road, surrounded by paddocks and woodland. The main house is habitable, although in rustic condition with a non-conforming septic tank. It has terracotta tiles, exposed beams, electric heaters, double glazing. Interesting features include the adjacent archeological site, an 18th century barn, a majestic lime tree, and a large cave. And the river is just 500 m away.

### MAIN HOUSE – 112 m2

- Large LIVING ROOM/KITCHEN (40 m2) with feature fireplace
- HALL (6.5 m2) with WC and BATHROOM (11 m2), and stairs to attic
- HALL (5.6 m2)
- HALL (6.5 m2)
- BEDROOM 1 (18 m2)
- BEDROOM 2 (13 m2)
- BEDROOM 3 (12 m2)

Convertible attic across the whole of the house

OUTBUILDINGS – mixed state of repair, some roofing will require attention

Outbuilding 1 (227 m2 and 203 m2 footprint): L-shaped barns, including stables, barn and room

Outbuilding 2 (72 m2 footprint)

Outbuilding 3 (45 m2 footprint)

3 enclosed cave cellars

Private lane, 2 courtyards, well, woodland (0.5 HA), paddocks (2 HA)

Very peaceful setting on hillside close to the river, with no danger of further development due to the protected archeological site – great potential.

## NOTES