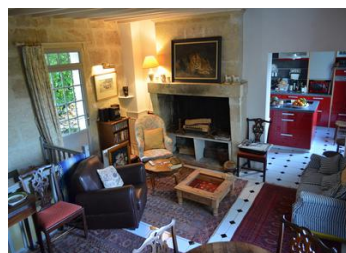
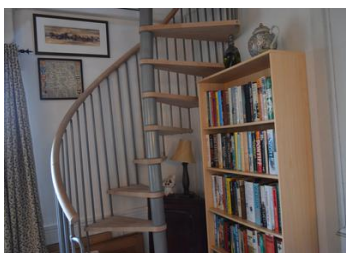


Completely renovated character house with 3 bedrooms, 2 bathrooms, a large garden with a little guesthouse (renovation project) a big barn and a troglodyte cave !



INFORMATION

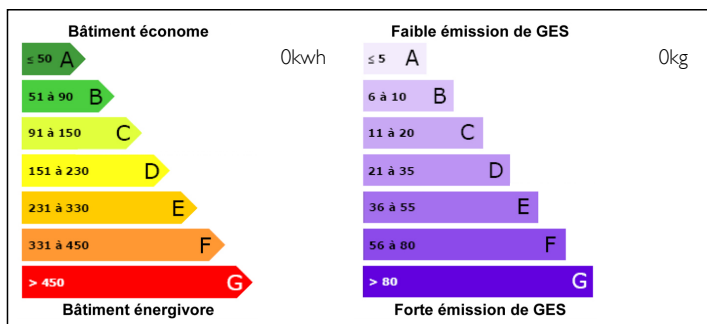
Town:	MARCON
Department:	Sarthe
Bed:	3
Bath:	2
Floor:	120 m2
Plot Size:	3170 m2



IN BRIEF

This property is located in the Loire valley - actually the river Loir is located only 200 metres from the house. This house and its area offer the French dream: located near to a typically French village, vineyards and so much more. You will have to see this property!

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

Downstairs the house has a hall with french doors leading to an office with many shelves and cupboards. The downstairs bedroom has an en-suite shower room with a basin and a WC and there's another separate WC with basin.

On the first floor the large living room of 30 m² has a beautiful open fire place. The contemporary kitchen is comprehensively equipped with units, shelving, separate oven, island hob, large fridge, dishwasher etc. The kitchen leads also to a cosy terrace outside.

The second floor can be reached by a spiral staircase from the living room and offers two bedrooms and a hall and a bathroom with WC. The second floor has also an outside staircase which leads to the terrace on the first floor level.

This house needs no work at all, it has new double glazed windows of very high quality, new paintwork, a new kitchen and new bathrooms. The house is air heated and cooled by a heat-pump with fitted RC units in every room.

The terrace gives you also access to the large garden in which a small cottage is situated. This cottage has already water and electricity and has a nice open fire place. The cottage can be transformed into a guesthouse when you like a little project.

A very special feature of this property is it's troglodyte cave of 12 m², ideal for storing a wine collection!

The large barn offers plenty of space for a workshop and garage and has a second level.

This property...

NOTES