

Pretty renovated farmhouse in country setting just outside riverside town of Le Lude



INFORMATION

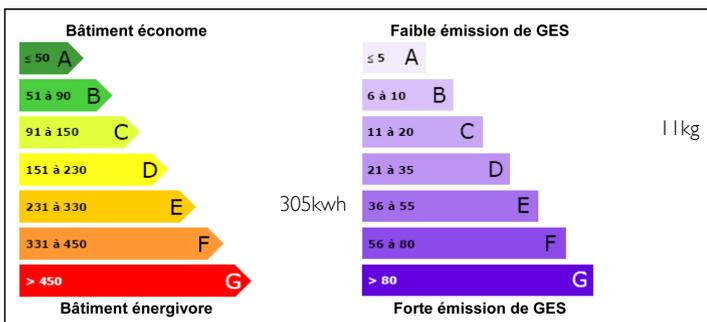
Town:	LE LUDE
Department:	Sarthe
Bed:	4
Bath:	2
Floor:	159 m2
Plot Size:	2056 m2



IN BRIEF

Spacious 3 / 4 bedroom family home overlooking the countryside, with the famous Château du Lude in the distance. The town of Le Lude has a supermarket, a range of shops, bars and restaurants. Access to the area is excellent with good road and rail connections plus low cost flights from Tours airport (56 km). A28 motorway 22 km, mainline station at Aubigné Racan (14 km). Caen ferry port 234 km.

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

Well maintained property retaining a traditional farmhouse feel. Exposed beams, double glazing, tiled floors, wood stove, electric storage heaters. New boiler fitted in 2018.

GROUND FLOOR

- SITTING ROOM (17.92 m²) with wood stove
- BREAKFAST ROOM (11.47 m²)
- DINING ROOM (26.43 m²) with wooden staircase to first floor
- KITCHEN (21.2 m²), with breakfast bar
- CLOAKROOM
- BEDROOM (27.25 m²) with spacious fitted cupboards, DRESSING ROOM (9.43 m²) and BATHROOM (.82 m²) with whirlpool bath and WC
- UTILITY ROOM (21.4 m²) with door to garden
- STORAGE ROOM 6.77 m²)

FIRST FLOOR

- LANDING (9 m²) used as a library
- SHOWER ROOM (4.91 m²)
- BEDROOM 2 (15.23 m²)
- BEDROOM 3 (15.83 m²) with access to STUDY/BEDROOM 4 (10.16 m²)

OUTSIDE

Large barn/workshop with attic, attached to the house, double garage, gardens to the front and rear of the house, patio, pergola, above ground pool and pond. The house is set back from the main road between Le Lude and La Flèche.

Not overlooked, but with easy access to shops, cafés and restaurants.

NOTES