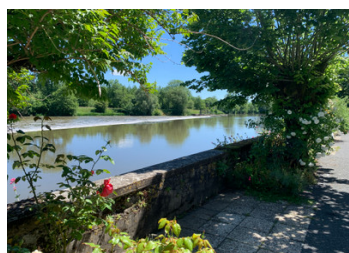


SOLD Charming town house in fantastic location by the river Sarthe with large barn/workshop attached



INFORMATION

Town:	Parcé-sur-Sarthe
Department:	Sarthe
Bed:	3
Bath:	2
Floor:	77 m2
Plot Size:	0 m2



IN BRIEF

UNDER OFFER This house would make an ideal holiday home with good letting potential. Situated in a lovely, historic village it is within walking distance of amenities and only 15 minutes drive from the popular town of Sablé-sur-Sarthe. The property faces the river Sarthe and boasts a landing space for a boat and private parking. A large barn/workshop is attached which could be developed into a B&B or a fabulous artist's studio. Situated 1 hour north of the Loire Valley, the house is perfectly positioned for exploring the 40 or so chateaux and historical monuments located along the shores of the river Loire and the numerous vineyards and wine merchants.

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 house is being sold after 29 years of happy holidays and most of the furnishings and equipment will be available for sale if the the buyer is interested. This is a 'lock up and leave' property with minimal maintenance whilst still within walking distance of green space.

On the ground floor the house comprises a lounge with wood burner, a fitted kitchen/dining room and a WC .

On the first floor is a shower room with a WC and two double bedrooms.

On the second floor is the large master bedroom with an ensuite bathroom with WC.

The house has retained many of the original features including working shutters and traditional window fastenings.

NOTES

The attached large barn of 55 m² offers space for storage and has connections for washing machine and dryer. This barn offers great potential and could be transformed into additional living space that could more than double the surface of the current house. It would also make a fantastic studio, Gite or B&B.

Outside there is a seating area in front of the house by the river where you can put a table and chairs. There is also a strip of border by the river where the present owners have planted flowering shrubs and created a garden feature. There is a large park within 1 minutes walk of the property with tables and a children's play area at one end.

The village of Parcé-sur-Sarthe offers all the local amenities including a butcher,...