

Cute authentic house to restore, with a small garden, in sought after riverside village.



INFORMATION

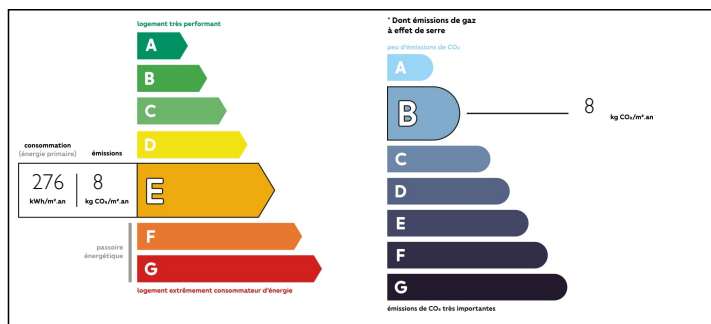
Town:	Parcé-sur-Sarthe
Department:	Sarthe
Bed:	1
Bath:	1
Floor:	72 m2
Plot Size:	51 m2

IN BRIEF

If you're looking for a renovation project then this little house could be perfect for you. Fully restored it would make a charming home or holiday let in an idyllic village with all amenities.



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

This lovely little house opens onto a large living room with a separate kitchen and bathroom on the ground floor. A utility room leads from the kitchen into a small, south facing garden. The entire first floor consists of one very spacious bedroom with original features. The house needs completely renovating but has fantastic potential.

The village has all amenities, including two bars, a supermarket, two bakeries, and a handful of local shops. The house is within easy walking distance of the river Sartre with lovely riverside walks and a large communal park. Situated one hour north of the Loire Valley, with it's many historical chateaux, there is plenty to do and see in the area.

The house is located 2 hours from airports at Paris, Tours and Nantes and 2.5 hours from the Normandy coast providing easy access to and from the UK.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

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