

## Historic town house in sought after riverside village



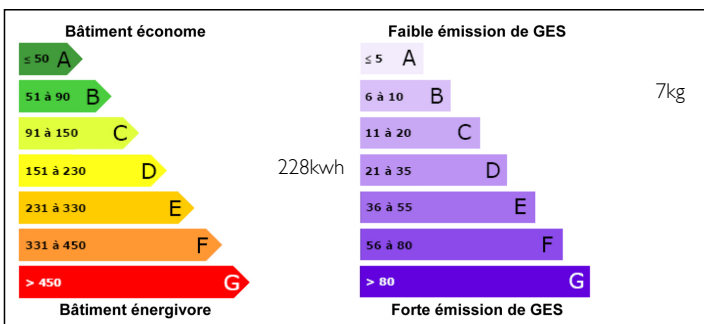
## INFORMATION

Town:	Parcé-sur-Sarthe
Department:	Sarthe
Bed:	4
Bath:	2
Floor:	155 m <sup>2</sup>
Plot Size:	368 m <sup>2</sup>

## IN BRIEF

Situated in a lovely, historic village this lovely house is within walking distance of amenities and only 15 minutes drive from the town of Sablé-sur-Sarthe.

## 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 comfortable house is in great condition and has all the benefits of being in a small town yet only a few minutes walk from the riverside and country walks. Lovingly cared for by the present owners, you could move into it immediately and call it home or use it as a holiday home.

On the ground floor there is a spacious fully fitted kitchen (20m<sup>2</sup>) and WC leading onto a 40m<sup>2</sup> living room with cast iron wood burner and period features. Stairs from the living room lead to the first floor landing where there are 4 bedrooms and 2 bathrooms, one with WC. On the second floor there is a large attic with a high, exposed ceiling (+ 1.80m). The present owners intended to convert it into living accommodation a few years ago and there are building plans available.

Outside there is a sunny courtyard, a cave and workshop and a separate, walled garden.

This well maintained property has been home to the present owners for 40 years and it is with some regrets that they are finally moving on. There is no work needed except for the attic conversion if required. There is double glazing throughout and effective, modern, electric heating.

The village of Parcé-sur-Sarthe offers all the local amenities including a butcher, 2 bakers, a chemist, a post-office and a bar and restaurant. The nearby town of Sablé-sur-Sarthe has a TGV station with easy and quick connections to Paris and the rest of France....

## LOCAL TAXES

**Taxe foncière: 700 EUR**

## NOTES