

Secluded country house, with outbuildings, in a truly beautiful setting

EXCLUSIVE



INFORMATION

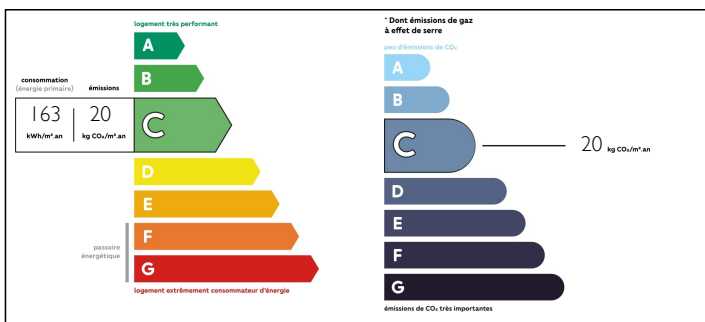
Town:	Chenu
Department:	Sarthe
Bed:	4
Bath:	4
Floor:	180 m2
Plot Size:	5598 m2

IN BRIEF

Wonderful character property, perfect for enjoying the French lifestyle to the full. 2 beds in main house, 2 in outbuilding. Large wooden shelter for outside entertaining, workshop and gloriette, private gardens with fountain, fishpond and stream, surrounded by rolling countryside. In the heart of the Loir Valley, just outside pretty village of Chenu with good restaurant, and 10 minutes from the larger towns Château-la-Vallière, Montval sur Loir and Le Lude - all with variety of shops, supermarkets, cafés and restaurants. Well situated for rail, airport and motorway links: 13 km from mainline station in Montval-sur-Loir, between 48 and 68 km to Tours, Vendôme and Le Mans TGV stations, 45 km from Tours airport - and less than 3 hours to the northern ferry ports.



ENERGY - DPE



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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.



LOCAL TAXES

Taxe foncière: 1134 EUR

NOTES

DESCRIPTION

This is a rare find, combining the charm of a traditional French farmhouse with a stunning new interior - in a beautiful, peaceful garden with country views. After a fire in 2015, the main house was rebuilt to the highest standard, with quality materials and great attention to detail. There is gas central heating, supplemented by 2 wood burners. The only work required is to increase the size of the septic tank.

GROUND FLOOR, MAIN HOUSE - tiled throughout

- One enters into the heart of the house, an impressive **LIVING ROOM** (45 m²), with cathedral ceiling, oak beams and staircase, and oak & glass walkway above.

- To the right through a stone archway is the **SITTING ROOM** (23 m²), with feature fireplace with wood burner, and glazed door to the front.

- To the left of the living room is the **KITCHEN** (22 m²), with feature fireplace with wood burner, central island, fitted oak units with butler sink.

There is a glazed door from the kitchen to the front, and to a rear **SCULLERY** (9.4 m²) with WC and shower, boiler and water softener.

- At rear of living room is a glazed door to the back, leading to a small **CELLAR**.

FIRST FLOOR (accessed via solid oak staircase from the living room) - wood floors throughout

- **MEZZANINE LANDING** overlooking the living room, with oak and glass walkway across to 2nd bedroom.

- **MASTER BEDROOM** (21 m²) with feature beams, oak fitted wardrobe, window and Juliette balcony overlooking the...