

Old schoolhouse with fenced land, close to river

EXCLUSIVE

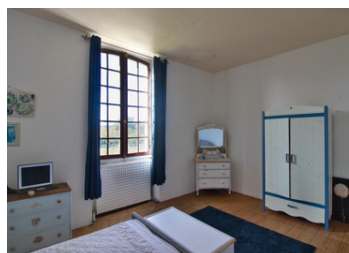
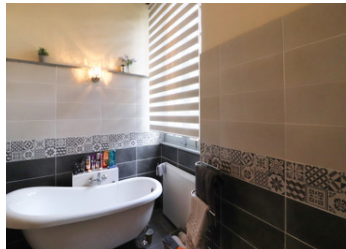


INFORMATION

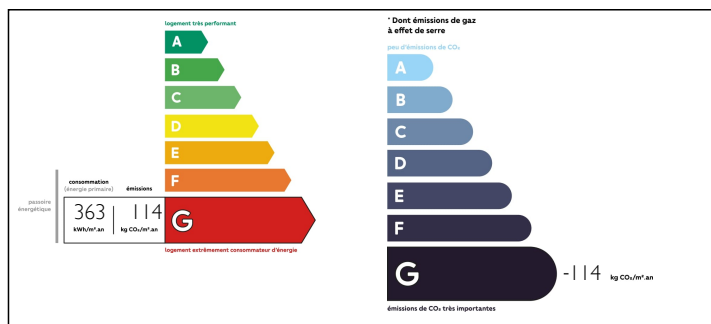
Town:	Le Lude
Department:	Sarthe
Bed:	2
Bath:	1
Floor:	116 m2
Plot Size:	6290 m2

IN BRIEF

Large 2-bed property, with well-proportioned rooms with high ceilings and large windows, and sizeable fenced garden, set in quiet country location close to the river Loir (but not in a flood area). Scope for 2 more bedrooms. Peaceful location, just 4 km from pretty village Luché Pringé and 5 km from castle town Le Lude - both on the river, with their own campsites and swimming pools, and variety of shops, restaurants and cafés. Le Mans 43 km, Tours 60 km, Angers 68 km - all with TGV stations within an hour or hour and a half of Paris. Tours airport with Ryanair flights to Stansted, northern ferry ports 2 1/2 to 3 1/2 hours' drive. Attractive country side and leisure lake at Mansigné (11 km) for cycling, riding, and water sports.

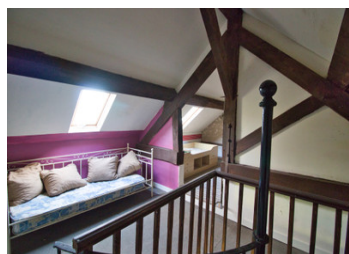


ENERGY - DPE



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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: 651 EUR

## NOTES

## DESCRIPTION

The rooms are bright and airy, with tall windows, and exposed stone in sitting room. Once this property has been updated, it will offer a beautiful home.

There is single-glazing, oil central heating with a wood burner in the sitting room. Non-conforming septic tank (micro-station) requires some work. Slate roof requiring some attention.

### GROUND FLOOR

- ENTRANCE HALL/DINING ROOM (17 m<sup>2</sup>), terracotta tiles, doors to kitchen, sitting room and bathroom, and wooden staircase to first floor
- SITTING ROOM (30 m<sup>2</sup>), dual aspect, with exposed stone walls and wood burner
- KITCHEN (21 m<sup>2</sup>), terracotta tiles, overlooking the garden
- BATHROOM (5 m<sup>2</sup>), with clawfoot bath, shower, WC and basin
- BOILER ROOM/WORKSHOP with circular staircase to 2 converted attic rooms. These could make a study and bedroom, once heating has been added.

### FIRST FLOOR - wooden floorboards

- Landing, with hallway (2.7 m<sup>2</sup>) to attic room
- BEDROOM 1 (21 m<sup>2</sup>), overlooking the garden
- BEDROOM 2 (12 m<sup>2</sup>)
- ATTIC ROOM with sloping ceilings, that could be used as a study, or children's bedroom

### OUTSIDE

Decking at the rear of the house, overlooking the large, fully fenced garden. Garden shed.

The property is located along a quiet country lane, opposite a Hotel/Restaurant/Spa set on the river. It offers perfect tranquillity, with the advantages of being close to a town with shops and restaurants.

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Information about risks to which this property is