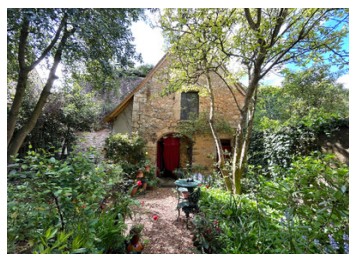


Charming town house with walled courtyard, cave and studio/annexe, within walking distance of all amenities

## EXCLUSIVE



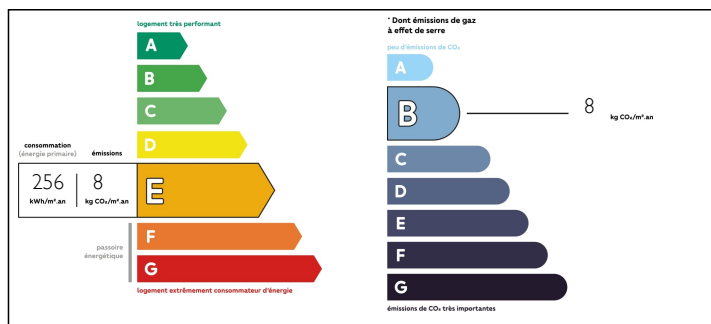
## INFORMATION

Town:	Parcé-sur-Sarthe
Department:	Sarthe
Bed:	2
Bath:	1
Floor:	89 m <sup>2</sup>
Plot Size:	172 m <sup>2</sup>

## IN BRIEF

If you're looking for a lock up and leave property then this pretty house could be for you. Nestled in the heart of a picturesque town, the house is close to all local amenities and the river Sarthe is within a few minutes walk. Lovingly restored by the present owner and retaining many original features, it provides comfortable accommodation on 2 floors with outbuildings, a woodshed, a laundry room and an attic for storage. A charming courtyard garden completes the picture and provides a quiet, private place to relax.

## 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 charming 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 restored and maintained by the present owner, it is ready to move into or become a 'lock up and leave' holiday home.

On the ground floor there is a spacious living room (approximately 20m2) with open fireplace and original features leading to a well equipped country style kitchen, also with an open fire and river views.

Stairs from the living room lead to the first floor landing where there are 2 bedrooms and 2 bathrooms and a third small room presently used as an office.

Outside a sunny courtyard, planted with shrubs and small trees provides the perfect place to relax and enjoy some al fresco dining. Across the courtyard are the annexe buildings with woodshed, laundry room and attic.

The village of Parcé-sur-Sarthe offers all the local amenities including a butcher, 2 bakers, a chemist, a post-office, a bar and restaurant. The nearby town of Sablé-sur-Sarthe has a TGV station with easy and fast connections to Paris. The harbour in Caen is 2 hours by car and Roscoff (ferry to Plymouth) is 4 hours. There is a TGV station within 10 minutes drive and direct access to the A11 motorway (Le Mans-Angers) is only 7 minutes away.

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

## LOCAL TAXES

Taxe foncière: 439 EUR

## NOTES