

Spacious 3-bedroom country home with panoramic views, mature garden and village within walking distance

EXCLUSIVE



## INFORMATION

|             |                          |
|-------------|--------------------------|
| Town:       | Saint-Vincent-du-Lorouër |
| Department: | Sarthe                   |
| Bed:        | 3                        |
| Bath:       | 2                        |
| Floor:      | 136 m2                   |
| Plot Size:  | 3649 m2                  |

## IN BRIEF

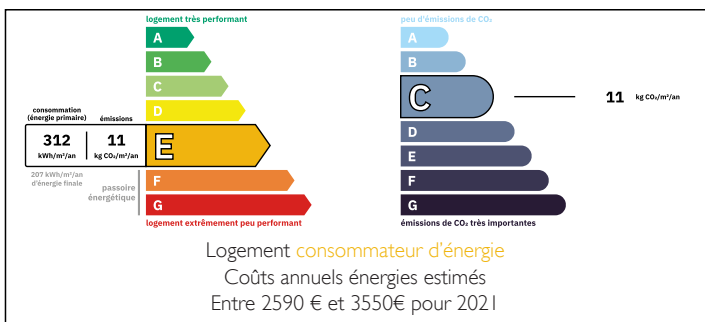
A surprisingly spacious and comfortable 3-bedroom country home in a beautiful, peaceful setting, with far-reaching views across the Sarthe countryside. Set in 3,649 m<sup>2</sup> of mature enclosed gardens, it offers privacy without isolation, with the village just 1.4 km away.

The 136 m<sup>2</sup> accommodation is all on one level, with an impressive 42 m<sup>2</sup> living room opening onto the terrace and garden, three good-sized bedrooms and two bath/shower rooms. Exposed beams, fireplaces and wooden shutters add character.

The real attraction is the lifestyle: a large private garden, wonderful countryside views and space for family and friends. Local vineyards, Bercé Forest and the Loire Valley are all within easy reach. The village has a bakery, postal agency and garage. Le Mans is 33 km and Tours 55 km, both with TGV stations, with Tours airport also 55 km away. Caen ferry...



## 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.



## DESCRIPTION

The setting immediately sets this property apart. Set on a quiet country lane, the house enjoys a mature, enclosed garden and beautiful uninterrupted views over the surrounding countryside, while the village is close enough to reach on foot or by bike.

Inside, the house is considerably more spacious than its exterior might suggest. The centrepiece is the 42 m<sup>2</sup> living room, a warm and welcoming space with exposed beams, fireplaces at either end and two sets of French doors opening onto the terrace and garden. It is a room designed for both relaxed everyday living and entertaining.

The fitted kitchen measures approximately 14 m<sup>2</sup> and also opens directly onto the terrace, making outdoor meals particularly easy in summer.

The accommodation is arranged on one level and includes an entrance hall, three bedrooms of approximately 17 m<sup>2</sup>, 12 m<sup>2</sup> and 11.5 m<sup>2</sup>, a bathroom with bath and separate shower, an additional shower room, two WCs and a useful laundry room.

Above, the large loft already has two Velux windows and offers potential for additional accommodation, subject to the necessary permissions and works.

Outside is where the property really comes into its own. The 3,649 m<sup>2</sup> garden is mature, private and fully enclosed, with established trees, fruit trees and a small pond. The tiled terrace overlooks the countryside and provides an ideal spot for long summer meals or simply enjoying the peace and the view. The current owners have their hot tub here, which may also be available by separate negotiation.

Practical...

## LOCAL TAXES

**Taxe foncière: 299 EUR**

## NOTES