LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A18742ELE72 Price: 199 000 EUR

agency fees included: 7 % TTC to be paid by the buyer (185 980 EUR without fees)

**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 |

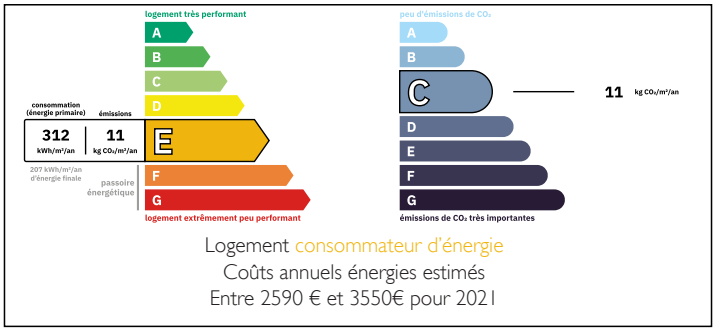
## IN BRIEF

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 m² of mature enclosed gardens, it offers privacy without isolation, with the village just 1.4 km away.

The 136 m² accommodation is all on one level, with an impressive 42 m² 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




Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 2590 € et 3550€ pour 2021

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.

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## LOCAL TAXES

| | |
|---|---|
| **Taxe foncière:** | **299 EUR** |

## NOTES

## 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 m² 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 m² 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 m², 12 m² and 11.5 m², 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 m² 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...