

**UNDER OFFER - 3 bedroom farm house in the Pays de la Loire with private garden, orchards and large garage**

**EXCLUSIVE**



## INFORMATION

Town:	Tassé
Department:	Sarthe
Bed:	3
Bath:	2
Floor:	192 m <sup>2</sup>
Plot Size:	3940 m <sup>2</sup>

## IN BRIEF

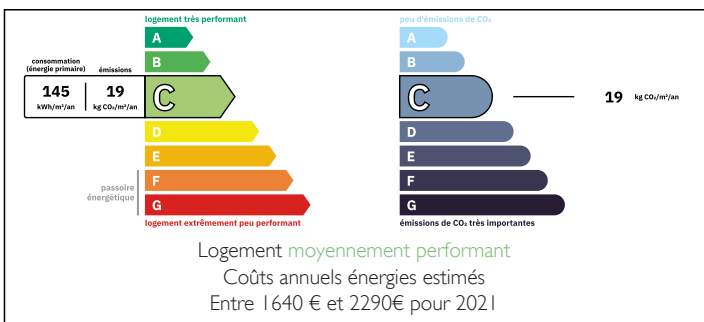
This beautifully restored traditional farmhouse combines rustic charm with modern conveniences. Set in a spacious, well-maintained garden with mature fruit trees, the property offers complete privacy while remaining easily accessible.

Inside, the home benefits from gas central heating throughout and The restoration has been carried out to an exceptionally high standard and the property has been lovingly maintained by the current owners.

The large, 65 m<sup>2</sup> garage/workshop is ideal for motorhomes or classic cars or for use as a creative studio. Motorsport enthusiasts will also appreciate being just 30–40 minutes from the famous Le Mans 24 Hour race.

Conveniently positioned between Le Mans, Tours, and Angers, Paris is only 1h10 by train from nearby

## 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

On the ground floor, a welcoming hallway leads to a stylish, modern kitchen installed in 2016, featuring a Neff oven/microwave, gas hob and integrated Bosch dishwasher. There is also a conveniently positioned downstairs bathroom with shower.

An open-plan dining area extends to a comfortable living room with tiled floor and a glass-fronted fireplace. Upstairs, a spacious landing doubles as a workspace, opening onto three generous double bedrooms, a family bathroom, and a separate WC. A bespoke heating system and fibre optic internet make the house ideal for year-round living and remote working. The house is also fitted with smoke alarms.

Outside, the entire ground floor walls have been dry-lined with insulation. The landscaped gardens and orchards include fruit trees, a shaded seating area, a 15m deep well, and ample storage with 3 utility rooms and log shed.

The nearest village is Chantenay Villedieu (10 min drive; 4 km) where there is a health centre, primary school, established boulangerie, award winning traiteur, large Viveco supermarket, tabac and many local professional artisans. The nearest pharmacy/banks, shops are at Noyen-sur-Sarthe (10 min drive). The medieval villages of Asnières, Solemnes and Parc -sur-Sarthe are just a short drive away.

## LOCAL TAXES

Taxe fonci re: **700 EUR**

## NOTES

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