LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A28798CD72 Price: 125 000 EUR

agency fees to be paid by the seller

UNDER OFFER - Lovely village house in quiet location with pretty riverside garden and spectacular views







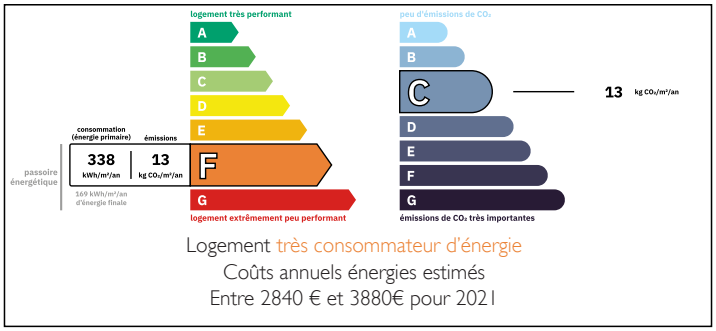








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INFORMATION

Town:	Avoise
Department:	Sarthe
Bed:	2
Bath:	1
Floor:	122 m2
Plot Size:	225 m2

IN BRIEF

If you're looking for a charming, riverside home then look no further. This lovely stone cottage is light and spacious with a well maintained, private garden leading down to the river Sartre.

On the ground floor there is a farmhouse style kitchen and separate dining room, with double doors opening onto the garden. Upstairs are 2 light and airy double bedrooms and a family bathroom with river views. A large attic on the third floor could be converted to provide additional ensuite accommodation.

What makes this property stand out from the rest is it's superb riverside location and pretty courtyard garden, with wisteria, roses, fruit trees and flowering shrubs, lovingly planted over the years by the present owners.

Don't miss this rare opportunity to own a

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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DESCRIPTION

The front door opens onto a spacious entrance hall leading to a cosy living room with windows to the side. A good sized dining room opens out onto the garden, as does the adjacent kitchen. A cloakroom and utility room with WC completes the downstairs accommodation.

Upstairs, there is a generous sized landing, 2 double bedrooms and a family bathroom. A further door leads to a large attic that could be converted into a large ensuite bedroom or self contained studio apartment. The accommodation is light and airy throughout with lovely river views.

The house has been owned by the same family as a holiday home for over 20 years during which time it has been very well maintained. It is in good condition and provides comfortable accommodation with scope for further modifications as required.

Outside, a charming, south facing courtyard garden completes the picture and is a perfect place to sit and relax or enjoy some al fresco dining. A door in the garden wall opens onto the river with spectacular views and riverside walks.

The property is located in the village of Avoise, one of several pretty villages on the borders of the river Sartre. The local amenities are within 5 minutes drive and the larger town of Sablé-sur-Sartre is 15 minutes away. The city of Le Mans, famous for the 24 hour circuit, its chateau and historic old town is only 45 minutes away. Paris is one hour by train from Le Mans and...

NOTES

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