LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A32565ELE72 Price: 308 000 EUR

agency fees included: 6 % TTC to be paid by the buyer (290 500 EUR without fees)

Elegant 3/4 bedroom townhouse with pool, extensive outbuildings and château views in the heart of Le Lude















INFORMATION

Town:	Le Lude
Department:	Sarthe
Bed:	4
Bath:	2
Floor:	196 m2
Plot Size:	1336 m2

IN BRIEF

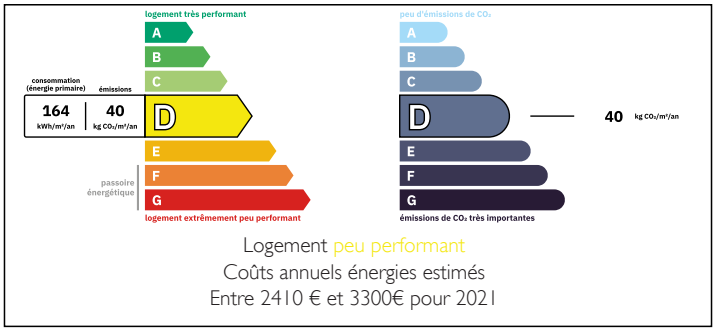
Come and discover this elegant tuffeau stone townhouse, offering generous living space, a swimming pool, extensive outbuildings and a secure walled garden, just a short walk from the centre of the charming market town of Le Lude.

• Ideal as a spacious family home, with schools, sports facilities and healthcare close by.

• Equally suited as a lock-up-and-leave second home, or with potential for a boutique B&B or chambres d'hôtes (subject to any necessary registrations).

• Less than three hours from Paris by car, close to the A28, with Le Mans (45 km), Tours (55 km) and Angers (65 km) all offering TGV links. Tours airport provides regular low-cost flights to London and other European destinations.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 2410 € et 3300€ 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:	**2826 EUR**

NOTES

DESCRIPTION

This imposing tuffeau stone house combines elegant original features with the comforts of modern living. Recent improvements include a renovated sitting room, dining room and kitchen, replacement roof, double glazing, oil-fired central heating boiler, electric shutters and entrance gates, and an automatic garden irrigation system.

GROUND FLOOR

The entrance hall (6 m²), with its original tiled floor and impressive wooden staircase, leads to a bright sitting room (22.3 m²) with original wooden flooring, marble fireplace, decorative mouldings and ceiling rose, opening into the dining room (25.8 m²) with parquet flooring and doors to the terrace and garden. An inner hall (2 m²) gives access to a cloakroom (2 m²) and the modern fitted kitchen (14.3 m²), with breakfast bar, dual aspect and direct access to the terrace and garden. A laundry room (2 m²) and a spacious study (23.4 m²), with marble fireplace (not currently in use), complete the ground floor.

FIRST FLOOR

The first floor is perfectly functional but offers scope for cosmetic updating. A landing (6 m²) leads to two generous bedrooms (22.5 m² and 19.5 m²), both with fireplaces (not currently in use), a shower room (6 m²) with shower, basin, and WC, and an inner hall (3 m²) serving a third bedroom (15.6 m², currently used as a dressing room), a fourth bedroom (17.2 m²), and a family bathroom (9 m²) with bath, shower, twin basins and WC.

ATTIC

The full-height attic, reached by the original staircase, comprises three bedroom-sized rooms and one larger room, offering...