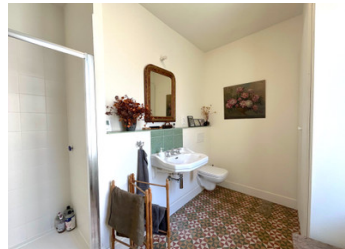


## COMPROMIS SIGNÉ Charming detached riverside house, fully restored, with traditional features and garden



## INFORMATION

Town:	Malicorne-sur-Sarthe
Department:	Sarthe
Bed:	4
Bath:	2
Floor:	94.7 m2
Plot Size:	549 m2



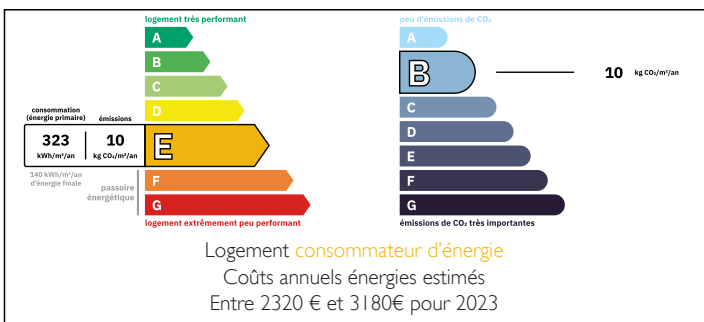
## IN BRIEF

Nestled in the heart of the small, historic town of Malicorne-sur-Sarthe, this 4 bedroom riverside house is a real gem. Sympathetically restored by the architect owner, the original features and room dimensions have been retained, providing a charming period interior with all the comforts of modern living.

Outside, is a pretty cottage style, walled garden with flowering shrubs, roses and small trees. There is also a good sized, well stocked vegetable plot. A garden door opens directly onto the riverside path.

Malicorne-sur-Sarthe, is a small town on the banks of the river Sarthe, renowned for several centuries for its earthenware-making tradition. The town has its own Museum of Earthenware and Ceramics and many artists and craftsmen. have chosen to make it their home. It continues to have a lively and vibrant arts community as well as a good selection...

## 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

The front door opens onto a traditional hallway, leading to a stylish living room with open fireplace, original features and views over the garden and river beyond. A further door leads to a modern fitted kitchen/diner also with riverside views. Two adjacent bedrooms and a shower room with WC complete the downstairs living accommodation.

Upstairs a generous landing and study area provide space for a home office or studio. Two good size bedrooms, a bathroom and WC complete the upstairs accommodation.

At ground level, there is a cellar and garden studio leading onto the garden, ideal for summer dining.

Extensive renovation work has been done on the property by local artisans, including new windows, insulation, re-wiring and an electric central heating system using the original cast iron radiators and thermostatic controls.

This charming property is a rare find and viewing is highly recommended.

## LOCAL TAXES

**Taxe foncière: 750 EUR**

**Taxe habitation: 750 EUR**

## NOTES

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