

## Charming renovated cottage in peaceful hamlet

EXCLUSIVE



## INFORMATION

Town:	Aubigné-Racan
Department:	Sarthe
Bed:	3
Bath:	2
Floor:	101 m <sup>2</sup>
Plot Size:	596 m <sup>2</sup>

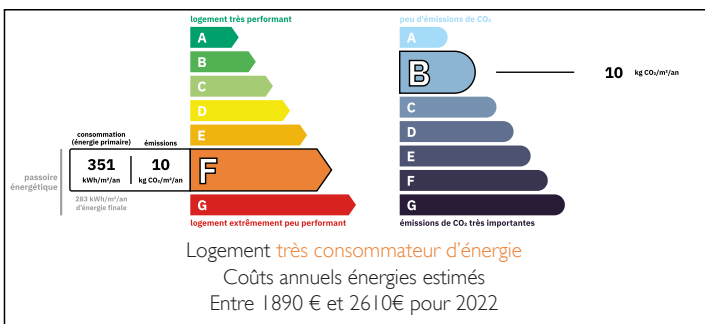
## IN BRIEF

Nicely presented 3-bedroom cottage offering 2 reception rooms, 2 shower rooms, and a wealth of character features including beams, wood stoves, and an open fireplace. Set in a quiet hamlet—private but not isolated—with an established enclosed garden backing onto a field of goats. Includes a useful workshop and wood store.

Located near a well-served village with shops, café, sports centre, and a railway station. Just 41 km from Le Mans and 59 km from Tours (with international airport), both offering high-speed train links to Paris. Excellent access to northern ferry ports.

Ideal for nature lovers, with Loire Valley châteaux, vineyards, rivers, walking and cycling routes all nearby. A perfect blend of countryside charm and convenience.

## ENERGY - DPE



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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.



## LOCAL TAXES

Taxe habitation: **561 EUR**

## NOTES

## DESCRIPTION

Attractive cottage renovated with taste, in quiet hamlet. Most of the windows are double-glazed wooden, wood-stove heating supplemented by electric radiators, non-conforming drains.

Gates from the lane open into the gravelled driveway that runs along the front of the house, to the garden at the rear.

ENTRANCE HALL (13 m<sup>2</sup>) with feature open fireplace, door at the rear to the wood shed, and staircase to first floor. (with storage cupboard under stairs)

HALL (4.5 m<sup>2</sup>) through to main living area

DINING ROOM (18 m<sup>2</sup>) with wood stove, French windows to sun room, and archway to SITTING ROOM (13 m<sup>2</sup>) with another wood stove and internal windows to the hall

KITCHEN (9.5 m<sup>2</sup>), fully fitted and with kitchen bar along one wall, rear door to the garden, and staircase to first floor (not connected to the other one)

SHOWER ROOM (4.8 m<sup>2</sup>) with walk-in shower stall, wc and basin

Separate WC (1.8 m<sup>2</sup>)

SUN ROOM (12 m<sup>2</sup>) to really enjoy the sun at all times of the year

WOODEN TERRACE overlooking the garden

FIRST FLOOR 1 (accessed from the kitchen)

Landing at the top of the stairs between

BEDROOM 1 (9 m<sup>2</sup>) overlooking the rear garden and fields

BEDROOM 2 (9 m<sup>2</sup>) overlooking the rear garden and fields

FIRST FLOOR 2 (accessed from the entrance hall) sloping ceilings (so floor space is actually bigger than habitable space)

MEZZANINE LANDING (5.5 m<sup>2</sup>), providing a TV/reading area, with steps up to

BEDROOM 3 (9 m<sup>2</sup>) with dormer and Velux window, with en-suite SHOWER ROOM (2.8 m<sup>2</sup>) with shower, basin and WC.