

## Unique home with views across the river Sarthe of an 11th-century Benedictine monastery



## INFORMATION

Town:	Juigné-sur-Sarthe
Department:	Sarthe
Bed:	3
Bath:	2
Floor:	177 m <sup>2</sup>
Plot Size:	626 m <sup>2</sup>



## IN BRIEF

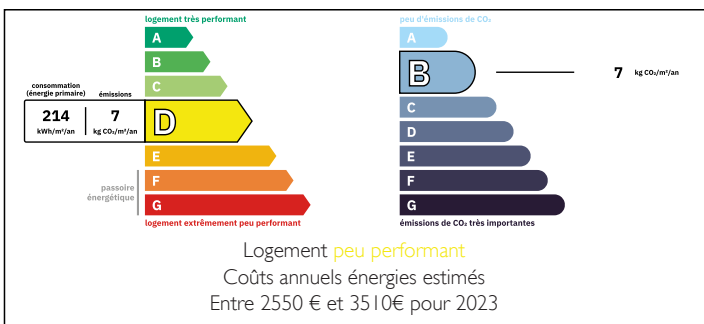
This charming 3/4 bed home offers a unique blend of character and comfort.

The ground floor offers a welcoming entrance hall, a dining room, a well-equipped kitchen, and a shower room. Upstairs, the spacious sitting room features a striking cathedral ceiling and enjoys beautiful views of the monastery. A staircase leads to a room under the eaves, ideal as a guest bedroom or study. This floor also includes a mezzanine study, three bedrooms and a family bathroom.

Two terraces provide peaceful outdoor spaces with exceptional views of the monastery.

Juigné-sur-Sarthe features local shops and eateries, with the nearby town of Solesmes offering more dining and retail options.

## ENERGY - DPE



Just 5 km away, Sablé-sur-Sarthe provides

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.



## LOCAL TAXES

Taxe foncière: **958 EUR**

## NOTES

## DESCRIPTION

Charming hillside home with exceptional views of the Abbaye de Solesmes, accessed on foot from car parks above or below (private parking included). The property has been renovated and extended since 2008, and features double glazing throughout. Heating is provided by two fireplaces (one with an insert) and electric radiators. It is connected to mains drainage and benefits from fibre broadband.

### GROUND FLOOR

Entrance Hall (10 m<sup>2</sup>): Tiled, with picture windows over abbey, terrace & garden.

Dining Room (23.8 m<sup>2</sup>): Tiled, open fireplace, exposed beams.

Kitchen (8.1 m<sup>2</sup>): Quarry tiles, butler sink, wooden counters.

Rear Hall (5.6 m<sup>2</sup>): Quarry tiles, back door.

Shower Room (2.4 m<sup>2</sup>): Walk-in shower, basin, WC.

### FIRST FLOOR

Landing (1.75 m<sup>2</sup>)

Mezzanine (10.8 m<sup>2</sup>): Parquet, monastery views.

Sitting Room (34 m<sup>2</sup>): Tiled, cathedral ceiling, exposed beams, terrace access, panoramic views, stairs to loft.

Corridor (7.7 m<sup>2</sup>): Sisal flooring.

Bathroom (6.9 m<sup>2</sup>): Tiled, stained glass window, double basin, bath.

Laundry Room (5.4 m<sup>2</sup>): With hot water tank, WC (2 m<sup>2</sup>)

Bedroom 1 (17 m<sup>2</sup>): Sisal flooring.

Bedroom 2 (16.4 m<sup>2</sup>): Sisal flooring.

Bedroom 3 (20.8 m<sup>2</sup>): Sisal, dressing room, sloped ceilings, monastery views.

### LOFT ROOM/BEDROOM 4

Floor area 4.55 m<sup>2</sup> (13 m<sup>2</sup> usable): Sisal, Velux window (plasterboard needs painting).

### EXTERIOR

Lane on one side, terraced gardens on three sides. Small outbuilding for tools. Two terraces with stunning abbey views.