

Charming renovated character home with riverside garden and stunning view, in the heart of Alpes Mancelles.



## INFORMATION

Town:	Fresnay-sur-Sarthe
Department:	Sarthe
Bed:	2
Bath:	2
Floor:	102 m <sup>2</sup>
Plot Size:	200 m <sup>2</sup>



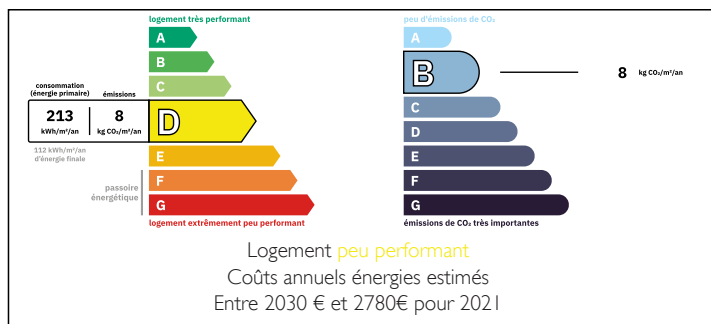
## IN BRIEF

Full of character and beautifully renovated, this former 19th-century weaver's house is nestled in the picturesque setting of the Alpes Mancelles, offering two independent dwellings and stunning views of the river and the old castle ramparts.

You'll love the tree-lined garden with direct river access, a welcoming courtyard, and an interior full of charm and authenticity.

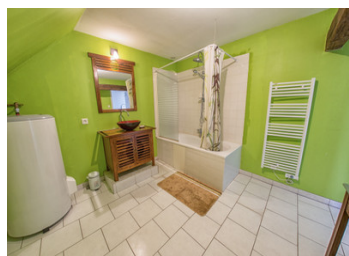
A rare property combining heritage, comfort, and tranquility, just two hours from Paris and from ferries (Ouireham).

## 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.



## DESCRIPTION

Located in Fresnay-sur-Sarthe, a delightful small town between Le Mans and Alençon, this historic home offers a peaceful lifestyle surrounded by nature and history. Shops, restaurants, and cafés are within a 10-minute walk, and a supermarket can be reached in 10 minutes by car.

The house is divided into two separate dwellings, each with its own private entrance.

The main apartment, set over two floors, features exposed beams, terracotta floor tiles and magnificent views over the river, the old bridge, and the medieval ramparts.

Bright and tastefully decorated, it includes a semi-open kitchen, a cosy living and dining area, and, upstairs, a spacious bedroom with bathroom and WC.

## NOTES

The ground-floor apartment, fully renovated in 2023 in a natural "wood and river" style, offers a new fitted kitchen, a modern shower room, a comfortable living space, and a welcoming bedroom. Perfect as an independent guest suite or a private pied-à-terre for family and friends.

The house benefits from double-glazed windows, electric heating, and two hot-water tanks. Ground floor insulated and double insulation in the attic. The upper apartment is sold fully furnished and decorated.

Across the street, a beautiful landscaped garden invites you to relax. With its outdoor dining area with natural pergola, barbecue, and direct access to the river, it's a true haven of peace, perfect for fishing, canoeing, or simply enjoying a quiet moment by the water.

Behind the house, a private courtyard with a sheltered corner completes the outdoor space, along with a spacious cellar offering useful storage or...