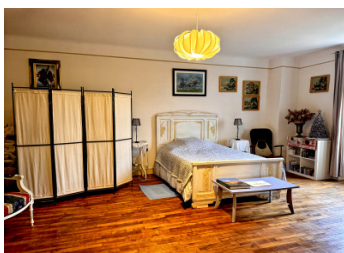


Magnificent 19th century 6 bedroom village house with outbuildings, garden and studio



INFORMATION

Town:	Sougé-le-Ganelon
Department:	Sarthe
Bed:	6
Bath:	2
Floor:	238 m2
Plot Size:	1529 m2

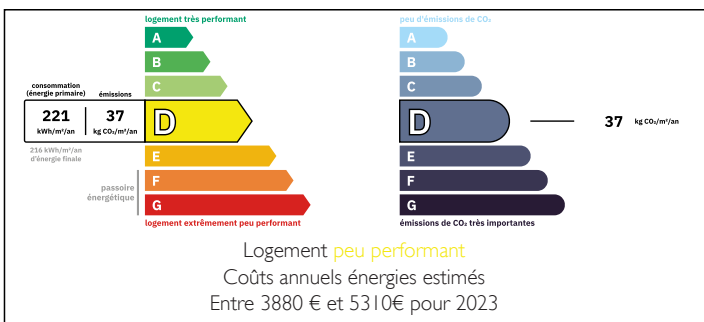


IN BRIEF

Set in the heart of the charming village of Sougé-le-Ganelon, this stunning 19th-century character property offers generous living space, beautiful period features, and excellent versatility with multiple outbuildings and a recently renovated independent studio.

The house enjoys a peaceful yet central location, within walking distance of local amenities and just 40 km from Le Mans, offering excellent transport links. It is also only 6 km from Fresnay-sur-Sarthe, a charming riverside town with a medieval fortress, cafés and weekly market, and 6 km from Saint-Léonard-des-Bois, a picturesque village in the Alpes Mancelles, popular for its dramatic scenery, walking trails, and outdoor activities. Surrounded by the scenic countryside of the Sarthe, this is a truly special home full of charm, history, and potential.

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.



LOCAL TAXES

Taxe foncière: 1392 EUR

NOTES

DESCRIPTION

Entrance & Courtyard

Accessed through gates, the property opens into a private inner courtyard with covered parking and planting, creating a calm and secluded setting right in the village centre.

Ground Floor

Entrance Hall (6.1 x 1.7 m)

Beautiful travertine tiled flooring, WC with sink, and a sweeping staircase leading to the upper floors, creating an impressive and welcoming first impression.

Living Room (7.25 x 4.37 m)

Elegant room with wooden flooring, two windows, and a charming fireplace.

Dining Room (2.7 x 7.1 m)

Featuring travertine tiled flooring, a stone fireplace with wood-burning stove, and three large windows that flood the room with natural sunlight, creating a bright and inviting space ideal for entertaining.

Kitchen (5.5 x 3.6 m)

Travertine tiled flooring, fitted cupboards, large sliding-door cupboard, three windows, and access to the laundry room, separate WC, cellar, and boiler room.

First Floor

Original oak staircase leads to a landing with tomette tiled flooring serving:

Bedroom 1 (5 x 7.3 m) – spacious room with wooden flooring

Bedroom 2 (3 x 3.6 m)

Bedroom 3 (5 x 3.4 m) – Tomette floor, marble fireplace, sink, dressing room

Bathroom – Small bath, bidet, sink

Separate WC