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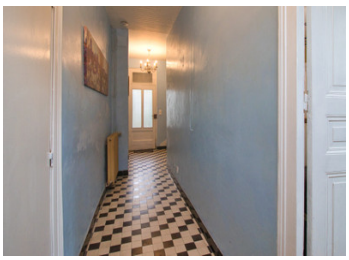
Ref: A42377ELE72 Price: 75 000 EUR

agency fees included: 10 % TTC to be paid by the buyer (68 400 EUR without fees)

Period town house with garage, courtyard and outbuilding

EXCLUSIVE







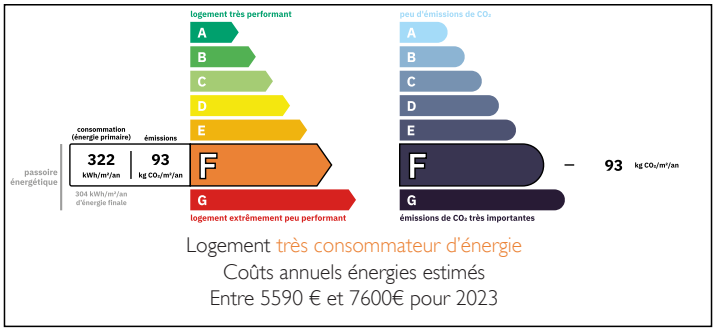








ENERGY - DPE



Logement très consommateur d'énergie
Coûts annuels énergies estimés
Entre 5590 € et 7600€ pour 2023

INFORMATION

Town:	Montval-sur-Loir
Department:	Sarthe
Bed:	4
Bath:	2
Floor:	140 m2
Plot Size:	210 m2

IN BRIEF

Located in the centre of Montval-sur-Loir, this substantial period town house offers generous accommodation arranged over three floors, together with a separate stone outbuilding providing excellent potential for workshop, storage, studio or conversion (subject to permissions).

The property retains its original proportions, with high ceilings and well-balanced rooms, and benefits from mains services, a garage, cellar, and a private rear courtyard.

Montval-sur-Loir is a lively market town in the heart of the Vallée du Loir, close to the Côteaux du Loir vineyards, the 24 Hours of Le Mans circuit, the Bercé Forest, the Marçon leisure lakes and the charming town of La Chartre-sur-Le-Loir.

The town offers a good range of shops, schools, cafés and restaurants, as well as a mainline SNCF

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.

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LOCAL TAXES

Taxe foncière: **1793 EUR**

NOTES

DESCRIPTION

Traditional stone house with approximately 50 cm thick masonry walls and internal brick linings. The roof is of timber construction with natural slate covering and a converted attic space. Windows are a mix of timber and PVC units, mainly double glazed with some remaining single glazing. Connected to mains drains. The property retains its original character and offers scope for further energy improvement with the installation of a new boiler and improved insulation.

GROUND FLOOR - tiled throughout
Entrance hall (5.83 m2), with doors to kitchen and garage
Kitchen (16.17 m2), fitted units with wood worktop
Utility room (6.6 m2), with sink and plumbing for washing machine - used to house the oil boiler
Separate WC (1.42 m2) with macerator toilet
Rear hall (5 m2), with doors to the den, cellar and courtyard, and staircase
Den (10.25 m2), at the rear of the garage, separated from by a curtain
Garage (17.41 m2), with 3m wide up-and-over door
Cellar beneath the dining room, very low, with oil old tank

FIRST FLOOR - wooden flooring throughout
Landing (4.49 m2), leading to the sitting room and bedroom 2
Sitting room (21.83 m2), windows overlooking the street, doors to library and bedroom 1, fireplace not in use
Office/library (4.79 m2)
Bedroom 1 (18.37 m2)
Bedroom 2 (15.33 m2), with ensuite shower room (3.25 m2) with macerator toilet

SECOND FLOOR
Landing (3.46 m2)
Hall (6 m2), leading to bedroom 4
Bedroom 3 (11.33 m2)
Bedroom 4 (9.36 m2)
Shower room (3.64 m2)