

A hilltop country retreat with guest accommodation, studio and enchanting outdoor spaces



EXCLUSIVE

INFORMATION

Town:	Le Lude
Department:	Sarthe
Bed:	3
Bath:	3
Floor:	170 m ²
Plot Size:	1974 m ²



IN BRIEF

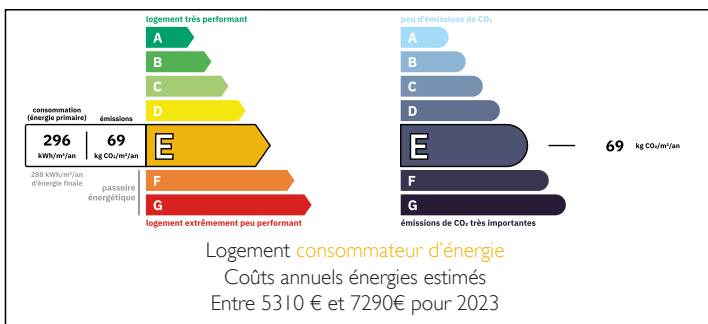
Surrounded by mature gardens and enchanting outdoor spaces, this beautifully restored property offers a rare combination of character, privacy and versatility. Terraces, secluded seating areas and outdoor dining spaces create an idyllic setting for entertaining and peaceful country living.

The property is arranged around character stone buildings, creating a unique and highly versatile environment for family life, guest accommodation, creative pursuits and entertaining. An artist's studio provides an inspiring creative space.

The impressive wine cellar and multiple entertaining areas create a unique setting for welcoming family and friends or simply enjoying the peace of the surrounding countryside.

Just minutes from the château town of Le Lude, with its shops, restaurants and amenities, the property

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.



DESCRIPTION

Dating back at least 300 years, this character property comprises attractive stone buildings lovingly restored over the past 25 years. Features include exposed beams, stone walls, timber double glazing, tiled roofs, open fireplaces, a wood-burning stove, two condensing boilers (2006) supplied by a buried gas tank, and two reversible air-conditioning units. Individual drainage system (non-conforming, soil study completed).

MAIN HOUSE

Ground floor: A bright entrance hall (4.66 m²) with cathedral ceiling and exposed beams leads to the kitchen / breakfast room (18.52 m²) with exposed stonework and original beams. A small hallway (1.52 m²) connects the dining area (17.71 m²) and reception room (25.56 m²), featuring a stone fireplace, fitted library and exposed beams. A shower room (5.89 m²) completes the ground floor.

First floor: Comprises a mezzanine sleeping area (8.43 m² habitable / 21.5 m² floor area), a landing (7.2 m²) with fitted cupboards, a bedroom (8.05 m² habitable / 22 m² floor area) with exposed timbers and countryside views, and a bathroom (6.17 m²) with bath, double wash basin and WC.

FULLY INDEPENDENT GUEST APARTMENT

Living room (23.43 m²), characterful double-height room with exposed stonework, wood stove and fitted bookshelves. Adjoining kitchen (6.13 m²) with fridge and washing machine, and shower room with WC (3.95 m²). Open staircase to sunny mezzanine bedroom (8.58 m² habitable / 12.75 m² floor area).

WINE CELLAR

Wine cellar and tasting room (14 m²), a remarkable entertaining space designed for storing, displaying and enjoying a substantial wine collection. Above, a guest bedroom (12 m²...

LOCAL TAXES

Taxe foncière: **1748 EUR**

NOTES