LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A48079ELE72 Price: 99 000 EUR

agency fees included: 10 % TTC to be paid by the buyer (90 000 EUR without fees)

Charming stone cottage with 1.7 acres of garden and woodland in the beautiful Loir Valley

EXCLUSIVE















INFORMATION

Town:	Marçon
Department:	Sarthe
Bed:	3
Bath:	2
Floor:	97 m2
Plot Size:	6800 m2

IN BRIEF

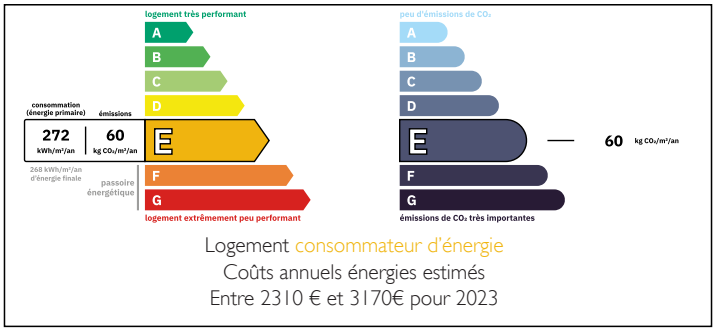
Set in around two acres of peaceful countryside, this character stone cottage enjoys a secluded setting with garden, open views and woodland rising behind. Deer, red squirrels and other wildlife are regular visitors.

Inside are three double bedrooms and a bright, open-plan kitchen, dining and sitting area overlooking the garden, with additional flexible spaces and plenty of character.

In the heart of the Vallée du Loir, the property is close to vineyards and wine cellars, the Lac des Varennes at Marçon and the Forêt de Bercé, with its extensive walking and cycling trails.

Less than 4 km away, vibrant La Chartre-sur-le-Loir offers all everyday shops and services and is renowned for its antique shops and links with Classic Le Mans enthusiasts. Tours Airport is around 45 km

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 2310 € et 3170€ pour 2023

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: **639 EUR**

NOTES

DESCRIPTION

Offering approximately 97 m² of accommodation, this traditional stone cottage has been a much-loved family holiday home for almost 20 years. Perfectly habitable as it stands, it retains a simple, rustic character with exposed beams and tiled floors, while offering scope for updating and improvement over time.

GROUND FLOOR

The heart of the house is the bright open-plan living space of around 30 m², arranged as interconnected kitchen, dining and sitting areas. Windows and glazed doors bring in plenty of natural light and look out over the garden, while a fireplace and exposed beams add character.

Also on this floor is a double bedroom overlooking the garden, a shower room/WC and a smaller through-room providing useful flexible space as a study, day room or occasional guest area.

FIRST FLOOR

The converted attic provides two further double bedrooms, with exposed roof timbers and natural light from roof and gable windows. A small snug/landing offers additional flexible living space, leading through the bathroom/WC to one of the bedrooms.

GROUNDS

The house sits within around two acres of informal garden and woodland. The more open garden immediately surrounds the property, while much of the land rises behind the house as established woodland, creating a private and natural backdrop.
There is also a cave, covered storage area and an unused well.

CONDITION AND SERVICES

The property has timber-framed double-glazed windows and doors, together with gas central heating. The boiler is operational, although radiators are not currently installed upstairs.. The energy audit