

Large townhouse to finish renovating - open to offers!



INFORMATION

Town:	Montval-sur-Loir
Department:	Sarthe
Bed:	5
Bath:	4
Floor:	191 m2
Plot Size:	241 m2

IN BRIEF

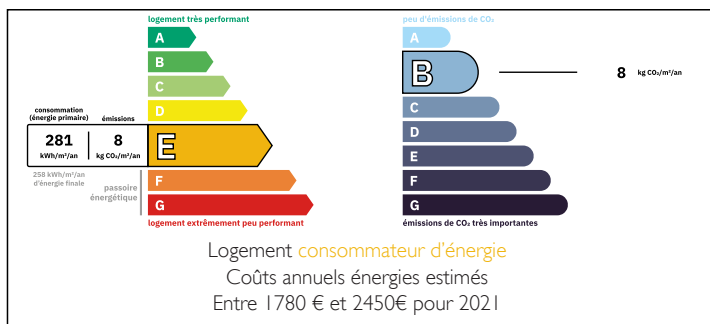
This beautiful townhouse is brimming with character, offering 3 reception rooms, 5 bedrooms and 4 bathrooms over 3 floors. The large wooden staircase is a central feature of the house. It has a courtyard with a garage, and a cellar beneath the house. It is 5 minutes from all amenities.

Château du Loir is a busy market town, in the heart of the Vallée du Loir - which has so much to offer, including the Côteaux du Loir wine region, the famous 24 Hours of Le Mans track, the beautiful Bercé forest, the leisure lakes at Marçon, the lovely town of La Chartre sur le Loir (mecca for vintage car enthusiasts, and boasting over 20 antique shops).

Easy access to both Le Mans and Tours via train or car. Tours international airport is just 42 kms away, the...



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

This lovely property has been partially renovated, and one can just imagine how beautiful it will be when completed, with exposed stone and beams, big windows and high ceilings.

A considerable amount of work has already been carried out, on the electrics, the plumbing, floors, walls, ceilings and bathrooms (it is on mains drains). There is, however, no central heating, the windows require replacing, and the kitchen is very basic.

The house is L shaped, with the feature staircase in the middle (painted white).

GROUND FLOOR

The front door opens into the spacious ENTRANCE HALL (6 m²), with doors leading to the 3 reception rooms and the vaulted wine cellar.

RECEPTION ROOM 1 (18 m²), dual aspect, with exposed tuffeau stone on one wall, and recent floorboards; RECEPTION ROOM 2 (16 m²) with open fireplace, and recent floorboards; RECEPTION ROOM 3 (18 m²) with wood stove, with old floor tiles, and leading into the KITCHEN (8 m²), very basic, red quarry tiles, with French windows leading to the courtyard, and walk-in PANTRY (4 m²) behind.

FIRST FLOOR - wooden floorboards throughout LANDING (4 m²) with window overlooking the courtyard, BEDROOM 1 (15 m²), BEDROOM 2 (12 m²), SHOWER ROOM (3 m²) with shower, basin and WC on the left, and on the right BEDROOM 4 (14 m²) with large DRESSING ROOM (7.5 m²) and ensuite SHOWER ROOM (3.2 m²) with shower, basin and WC.

SECOND FLOOR

LANDING (4 m²) with terracotta tiles, BEDROOM 4 (27 m²) on the left, modern flooring,...

LOCAL TAXES

Taxe foncière: **316 EUR**

NOTES