

En Sarthe 72500 1h from LE MANS/PARIS 2h30 Superb view of a lake 360 Two longères quiet 172m plot 5192m

EXCLUSIVE



## INFORMATION

|             |         |
|-------------|---------|
| Town:       | Flée    |
| Department: | Sarthe  |
| Bed:        | 4       |
| Bath:       | 2       |
| Floor:      | 172 m2  |
| Plot Size:  | 5192 m2 |

## IN BRIEF

LEGGETT immobilier centre val de Loire proposes you in La SARTHE 72500

The main house with a barn of 172m<sup>2</sup> approximately. Land of 5192m<sup>2</sup>.

It's ideal as a second home or main residence, in a wooded and undulating environment... suitcases are ready to hand.

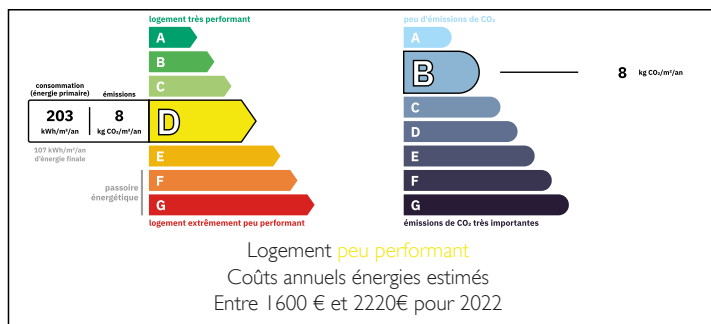
It's quiet & in the heart of nature & views over the lake of Marçon 72340

Magnificent farmhouse/old house of 112m<sup>2</sup> and completely renovated on the hillside, Second farmhouse approx 60m<sup>2</sup> (old barn/outbuilding)

Restore into independent gîte with 1 bedroom upstairs

Garden side superb views and quiet several troglodyte cellars, petanque area, jacuzzi

## 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.

centre val de Loire...



## DESCRIPTION

LEGGETT immobilier centre val de Loire proposes you in La SARTHE 72500

Close to a pretty little village in the Sarthe & close to Château du Loir, La Châtre sur le Loir & the Marçon leisure centre.

Nestling in a green setting, this character house dating from around 1850 spans 172 m<sup>2</sup>, offering a pleasant and spacious living environment. Set in a vast plot of 5192 m<sup>2</sup>, it faces south and west, ensuring plenty of natural light throughout the day.

The property has five rooms, including four comfortable bedrooms, ideal for a family. The two bathrooms and two WCs offer a practical and functional layout. The house is in good condition, making it possible to move in without any major works, while preserving the charm of the old.

The quiet surroundings help to create a peaceful atmosphere, perfect for recharging your batteries. What's more, the house offers exceptional views of the surrounding countryside, adding a touch of magic to every moment spent here.

Rated D in the DPE, it is energy-efficient and environmentally friendly. Finally, the building, which is in good condition, combines authenticity with modern comforts, making this home an ideal place to live for nature and heritage lovers.

-----  
Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## LOCAL TAXES

Taxe habitation: EUR

## NOTES