

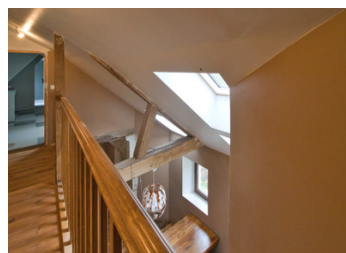
Charming 2/3 bed cottage, lovingly restored with natural and eco-friendly materials and techniques

EXCLUSIVE



INFORMATION

Town:	Marçon
Department:	Sarthe
Bed:	2
Bath:	1
Floor:	104 m2
Plot Size:	443 m2



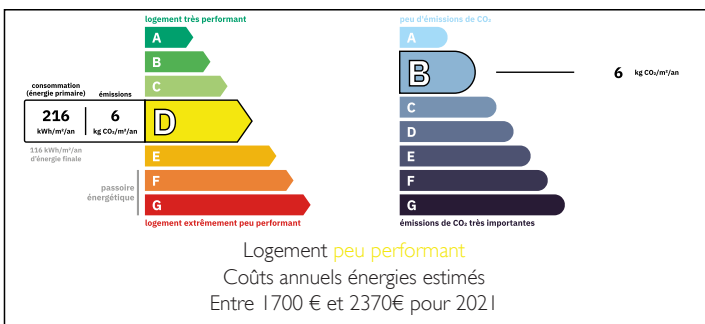
IN BRIEF

Thoughtfully modernised village 2 to 3-bed cottage, with private walled garden, within walking distance to shops, restaurant and café. With additional work there is the potential to complete a stunning master bedroom, another room downstairs, and a conservatory - adding considerable habitable space to this deceptively spacious property.

Perfect location on the edge of this pretty village in the wine growing Coteaux du Loir region, surrounded by rolling countryside with forests, rivers and lakes. The region is familiar to followers of the famous 24 Hour Le Mans race track.

Easy access to Tours (46 km) and Le Mans (51 km), either by train from nearby town of Château du Loir, or by car. Both cities have fast train links to Paris, and there is an international airport in Tours with year-round Ryanair flights to London Stansted.

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

The cottage has been extensively renovated since 2013, with the creation of extra living space. The renovations were done with a focus on both traditional, natural and ecological building techniques (lime-based renders, new roof on main house with cellulose wadding insulation, triple-glazed windows, high-efficiency stove, the heating/aeration system, saracen vault staircase, local tuffeau uncut stone).

It offers a welcoming, open living environment

There is work to be completed, although the house is perfectly comfortable and habitable.

Single and double gates lead into the property from the street, allowing access for a car.

GROUND FLOOR - a mixture of parquet flooring and terracotta tiles

Entrance hall (5.4 m²)

DINING ROOM (21.47 m²) with feature beams and cathedral ceiling, and staircase to 1st floor, opening into the LIVING ROOM (18.3 m²) and fitted KITCHEN (12.54 m²)

The feature brick MASS STOVE dominates the room, with its integrated benches and stove top. This efficient wood burning stove is designed to burn for just a few hours a day, with the heat stored in the bricks gradually released for hours after. The stove top is perfect for cooking on, the benches provide cosy heated seating, and the hearth can be used as a bread/pizza oven.

The house also has a custom-built VENTILATION SYSTEM allowing for aerating the house with cool air in the summer and tempered air in the winter by directing the fresh air through a network of heat exchangers beneath each room of the house. Possibility to connect to solar panels.

BATHROOM (7.88 m²),...

LOCAL TAXES

Taxe foncière: **628 EUR**

Taxe habitation: **EUR**

NOTES