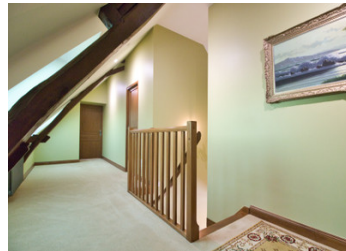
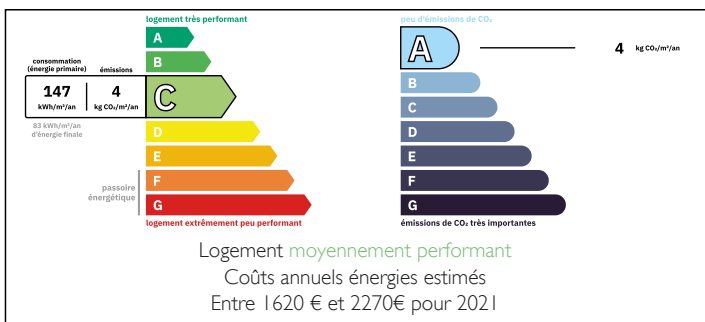


Spacious 4 bed house with pool in large grounds, close to the Loir river



ENERGY - DPE



INFORMATION

Town:	Vaas
Department:	Sarthe
Bed:	4
Bath:	4
Floor:	210 m2
Plot Size:	18143 m2

IN BRIEF

Immaculate character property in peaceful rural setting, offering a gorgeous family home or an upmarket Bed and Breakfast.

The south-facing house is spacious and bright, with large entertaining areas, and 4 ensuite bedrooms including one on the ground floor.

The pool area has been beautifully designed and offers an oasis of peace.

5 km to Vaas, an attractive village on the Loir with all amenities including mainline railway station.

This property is ideally situated between Le Mans (48 km) with its famous 24 Hour racetrack, and Tours (54 km) with the international airport - both with TGV stations providing quick access to Paris and beyond. The area is of course renowned for its châteaux and vineyards.

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.



LOCAL TAXES

Taxe foncière: 1890 EUR

NOTES

DESCRIPTION

I love the grandeur of this property, starting with the large front gates, and long path leading up to the house through the extensive grounds laid to lawn.

The property has been completely renovated since 2019, by local artisans using quality materials, and offers the perfect blend of country charm and the convenience of modern comforts.

Enjoy the exposed beams, tuffeau stone, Italian granite and travertine terraces, beautifully tiled bathrooms, double glazing, new roof, wood stoves and reversible air-conditioning/heating, plus electric radiators, new septic tank, fibre broadband, electric gates with videophone.

GROUND FLOOR

ENTRANCE HALL (8.8 m²), with beech staircase to upper floor

CLOAKROOM (2.4 m²), with WC and basin

KITCHEN (24.5 m²) fitted, with double ovens, gas hob, dishwasher and central island, wood burner and

UTILITY ROOM (6.3 m²)

DINING ROOM (23.5 m²)

SITTING ROOM (48 m²) with feature stone fireplace with wood burner

BEDROOM 1 (10.9 m²) with ENSUITE SHOWER ROOM (9 m²), with walk-in shower, basin, WC and fitted wardrobe

FIRST FLOOR

LANDING (20 m²)

MASTER BEDROOM (29.5 m²) with seating area and ENSUITE BATH ROOM (11.1 m²), with shower, spa bath, walk-in shower and wc

BEDROOM 3 (13.8 m²) with ENSUITE SHOWER ROOM (9.2 m²)

BEDROOM 4 (32.7 m²) with seating area and ENSUITE SHOWER ROOM (10.3 m²)

OUTSIDE

- 150 m² Italian granite south-facing terrace, spanning the length of the house, overlooking the