

Bunglowlow style home with 4 bedrooms in over 4 acres of land between La Fleche and Le Mans



INFORMATION

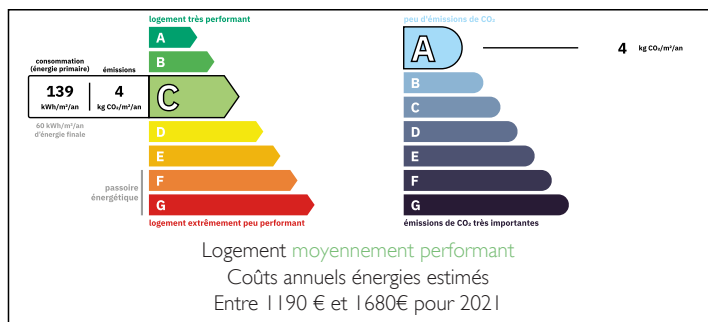
Town:	Cérans-Foulletourte
Department:	Sarthe
Bed:	4
Bath:	2
Floor:	141 m ²
Plot Size:	16660 m ²

IN BRIEF

Beautifully situated secluded family home accessed via a private driveway through woodlands that includes 4 bedrooms and a 40m² lounge/dining room with an easy to manage garden to the front of the house and private woodlands behind the house. Included is an in-ground swimming pool plus a lake for fishing, stocked with carp and pike. Located remotely this offers total privacy but is close to local amenities and is within 20 minutes of La Fleche and 30 minutes of Le Mans



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

- + Lounge/Dining room - of approximately 43m² has a tiled floor and exposed beams. The primary source of heating is via the radiators but there is an open fireplace for wood burning (and there is plenty of wood on the land from the private woodland)
- + Bedroom 1 - 14.5m²
- + Bedroom 2 - 13m²
- + Bedroom 3 - 12m²
- + Bedroom 4 - 14m²
- + Two bathrooms, one fitted with a shower the other with a bath.
- + Cuisine - 8.3m² with fitted units and views out across the rear of the property.
- + Arriere Cuisine - 6m² leading to the utility room.
- + Conservatory of approx 14m² overlooking the back garden

LOCAL TAXES

Taxe habitation: EUR

NOTES

The house is heated by heat pump with radiators in each room. Within the lounge/dining room there is also an open fireplace for wood or for the installation of a wood burner.

As needed the current garage could be converted into an additional bedroom or living space through replacement of the garage door with a large window.. The loft is accessible from within the garage via a trap door with pull down ladders. Whilst this could be a space for conversion it is more likely a space for internal storage. On visiting the loft area it confirms the roof has been well maintained.

The lake for fishing is approx 2250m² in surface with depths to approx 2m containing carp and pike in unknown numbers and sizes having previously been used as a private lake for fishing...