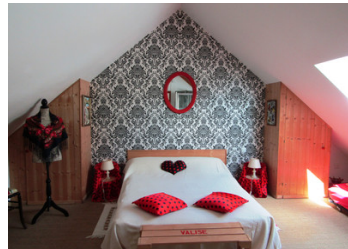


Beautiful architect-designed house with adjoining gîte, wooded garden and pond, in a village close to Le Mans.



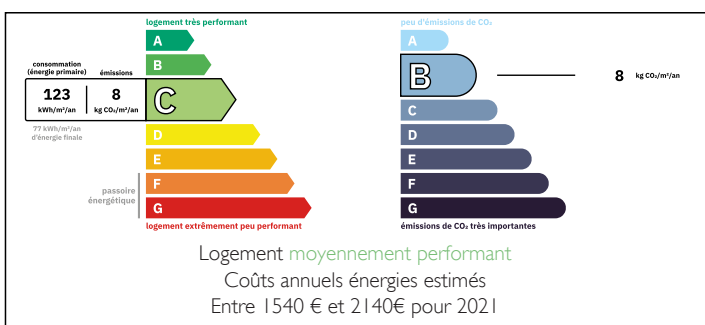
INFORMATION

Town:	Neuville-sur-Sarthe
Department:	Sarthe
Bed:	6
Bath:	4
Floor:	230 m2
Plot Size:	4184 m2

IN BRIEF

Ideally located 2.5 km from shops, local amenities and the Neuville-sur-Sarthe train station (Caen/Tours line), 8 km from a hypermarket and also 8.5 km from the old town of Le Mans, this property offers a spacious 3-bedroom house and a 3-bedroom gîte in perfect condition, set in fully enclosed grounds. 2 hours from ferry (Caen/Quistreham).

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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

In the house, a bright entrance hall leads to a fitted kitchen-diner, a living-dining room with fireplace overlooking the garden, a bedroom, a study, a bathroom and a toilet. An outdoor terrace surrounds the first floor.

Upstairs, a mezzanine landing gives access to two bedrooms, a shower room with toilet and a beautiful room that could be used as an office or games room. A miller's ladder leads to the attic, which offers a storage space.

The basement includes a garage, workshop, boiler/laundry room and storage space.

This traditionally-built home, with its high-quality materials and meticulous decoration, benefits from insulated walls, double-glazed aluminum/wood windows and attic insulation. Heating is provided by a heat pump, an oil-fired boiler and a wood-burning insert. Hot water is supplied by an oil-fired boiler and a hot water tank for the gîte.

The magnificent garden is planted with trees and ornamental plants, including a palm and a banana tree, and features a small spring- and runoff-fed pond with wooden pontoon and water lilies, an orchard, a vegetable garden and a wood shed. The gravel courtyard features a carport near the entrance gate.

The gîte is accessed via a separate entrance and has its own parking space. There's a lovely living room with open-plan kitchen and cathedral ceiling, a bedroom with en-suite shower room and another bedroom with en-suite bathroom. Upstairs is a bedroom with a shower/washbasin/toilet area.

Book your visit now to discover this little paradise!

Information about risks to which this property is exposed...