

Spacious family home on the edge of a village with small fishing lake

EXCLUSIVE



INFORMATION

Town:	Le Lude
Department:	Sarthe
Bed:	5
Bath:	2
Floor:	171 m2
Plot Size:	30702 m2

IN BRIEF

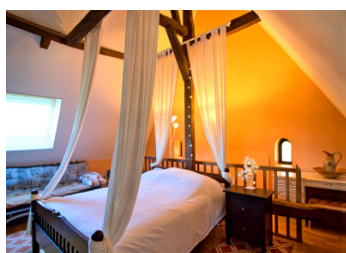
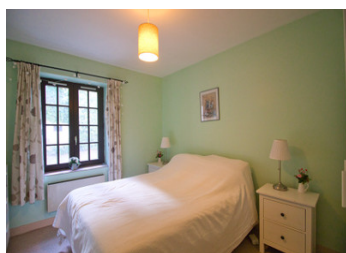
Located in a charming village in the Sarthe region, just 4 km from the château town of Le Lude, this family home offers generous living spaces and a peaceful setting.

On the ground floor, you will find a kitchen/dining area, a comfortable living room, a bathroom, and 2 bedrooms.

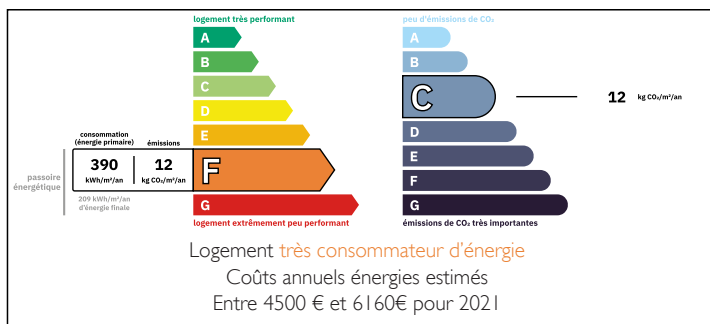
Upstairs, three additional bedrooms, a study/storage room, and a shower room provide plenty of space for family living.

Outside, enjoy a garage, outbuildings, a tree-filled garden, and a small lake, perfect for relaxing in a tranquil environment. The property sits on a generous plot of land, ideal for children, gardening, or keeping animals.

Just 47 km from Saumur, 50 km from Le Mans, and 56 km from Tours (with an international airport), all offering high-speed train connections to Paris. The

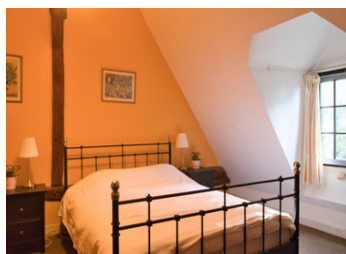


ENERGY - DPE



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 foncière: 1310 EUR

Taxe habitation: 1144 EUR

NOTES

DESCRIPTION

Character property built circa 1900, with rendered stone walls and a composite slate roof. Fitted with original-style wood double-glazed windows and doors. Heating is provided by a wood-burning stove and electric radiators. Non-conforming septic tank.

GROUND FLOOR

KITCHEN/BREAKFAST ROOM (22 m²), tiled floor, with fitted wood units, electric range cooker, fridge-freezer and separate fridge

LIVING ROOM (40 m²), with doors to terrace overlooking the lake, feature fireplace with wood burner, wood staircase to first floor

HALL (1.7 m²)

BATHROOM (10.5 m²), fully tiled, with basin, bath, shower, washing machine

BED 1 (11 m²), carpeted, window overlooking the front

BED 2 (11 m²), carpeted, window overlooking the front

FIRST FLOOR, feature high ceilings with exposed beams,

LANDING (15 m²)

MASTER BED 3 (25 m²), stunning exposed beams, dormer window overlooking the front, velux window and 2 small arched windows, parquet flooring

DRESSING ROOM/STUDY (3.7 m²)

BED 4 (13 m²), dormer window overlooking the front, carpet tiles

BED 5 (13.5 m²), dormer window overlooking the front, carpet tiles

SHOWER ROOM (4.5 m²), with shower, double basin and WC

OUTSIDE

GARAGE/WORKSHOP (32 m²), attached to the house, with electricity

CELLAR (14 m²)

OUTBUILDING with 2 rooms (12 m² and 10.5 m²), useful for logs, garden tools, bicycles etc

GARDEN, mature trees and shrubs, with enclosed