

UNDER OFFER - Spacious former presbytery in quiet village with 5 bedrooms and generous, private garden



EXCLUSIVE

INFORMATION

Town:	Épineu-le-Chevreuil
Department:	Sarthe
Bed:	5
Bath:	2
Floor:	239 m2
Plot Size:	1288 m2



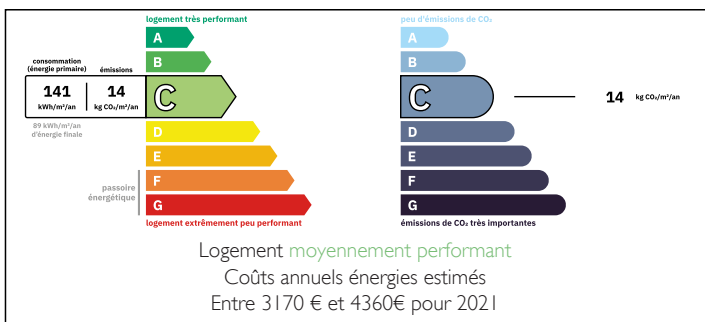
IN BRIEF

If you're looking for a traditional French home with charm and elegance then this property must be seen. The generous room sizes in this former presbytery are light and airy with large windows to the front and rear, overlooking the garden. Private but not isolated, it offers the perfect combination for a family home or secondary residence.

Partially renovated by the current owners, the property is fully insulated and benefits from a recently installed heat pump and oil fired central heating to keep it warm and comfortable in the cooler months. Most of the hard work is done but there is still scope for you to make your mark and add the finishing touches to this splendid home.

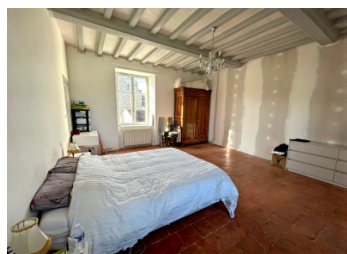
The property is ideally situated 28 kms west of Le Mans, with it's historic centre, 24h race circuit and high speed...

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

An elegant central entrance hall on the ground floor leads to a generous living room on one side and to a family sized dining room on the other. Through the dining room is the large, independent kitchen and a shower room (still to be completed). Large windows to the front and rear of the building flood the ground floor with light.

From the entrance hallway, an impressive wooden staircase leads up to the first floor central landing with 2 bedrooms to one side and 2 bedrooms and a family bathroom to the other. A further staircase leads to the second floor landing and to a 5th bedroom, presently used as an office/leisure room. A useful attic space on the same level provides space for storage and could be converted to provide further accommodation if required.

Outside, there is a front garden with a magnificent magnolia tree, enclosed by a low stone wall and railings. To the rear of the property is a private, walled garden laid to lawn with mature trees and shrubs. There is also a partially renovated annexe to the rear of the property which could be developed into a practical, usable space.

This substantial property would make a perfect family home, a holiday home or even a small B&B business.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: 918 EUR

Taxe habitation: EUR

NOTES