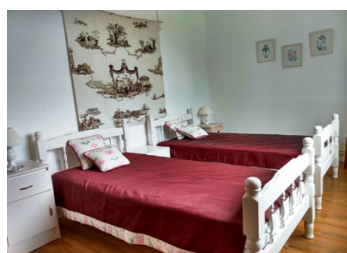


UNDER OFFER A beautifully presented three bedroomed house with courtyard, outbuildings, garden



INFORMATION

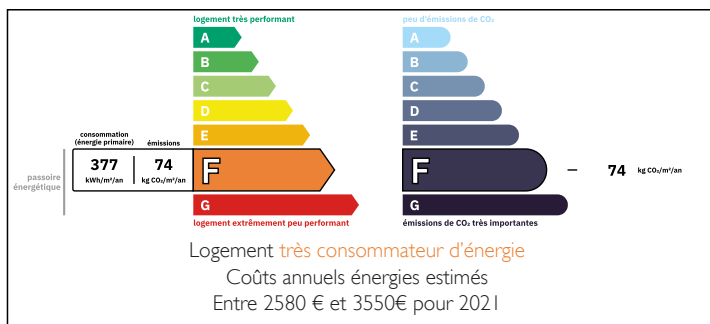
Town:	Douillet
Department:	Sarthe
Bed:	3
Bath:	2
Floor:	105 m2
Plot Size:	1045 m2



IN BRIEF

NOW OFFERED AT €139 999 Many people's dream home. Private but not far from a bakery and with beautiful views over the countryside this house has large, double glazed windows which make it light and airy and afford superb views over the countryside and garden. Well arranged with outbuildings to one side of the courtyard and the orchard beyond, this is a joy. The virginia creeper and Boston ivy which climb the walls are not damaging like ivy can be, but are especially beautiful in autumn when their colours turn. The living room and kitchen are large and open allowing social gatherings with friends. The outbuildings are clean and dry and could be used for many purposes. It really is a beautiful home or holiday home waiting for you.

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:	248 EUR
Taxe habitation:	EUR

NOTES

DESCRIPTION

The front door is in the centre of the front of the house and one enters a large open living room and kitchen of 47 m²

Living room (approximately 28.5 m²) Open to the kitchen but self contained with a wood burner for comfort in winter and with a central heating radiator. Tiled floor and large picture window over the courtyard

Kitchen (approximately 18 m²) Open to the living room but with a low counter separating the two and defining the space. Well equipped with range cooker and cupboards low and high. Tiled floor and central heating radiator. A large picture window over the courtyard and fields beyond

Bathroom 5.5 m² with bath, hand basin and toilet. The water heater is enclosed in a cupboard. Frosted windows to the side, tiled floor and central heating radiator.

A solid wooden staircase leads to the first floor

Landing 1.9 m² with doors to the three bedrooms and to the staircase to the loft

Bedroom 1 19.8 m² with a varnished wood floor central heating radiator and a large picture window over the orchard and countryside. Doors to the en suite bathroom and walk in wardrobe

Bathroom 2.8 m² with large walk in shower, hand basin and toilet

Walk in wardrobe 1.8 m²

Bedroom 2 14.1 m² with a varnished wooden floor, central heating radiator and large picture window

Bedroom 3 10.2 m² with a varnished wooden floor, central heating radiator and large picture window