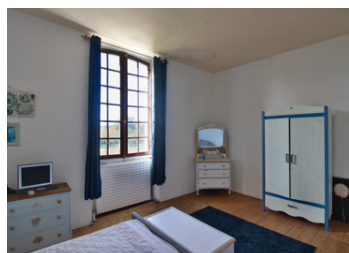
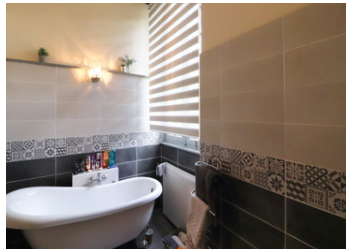
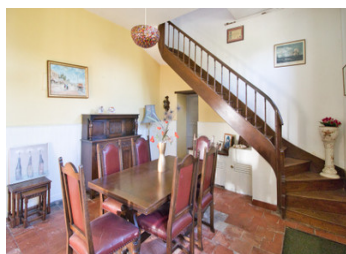
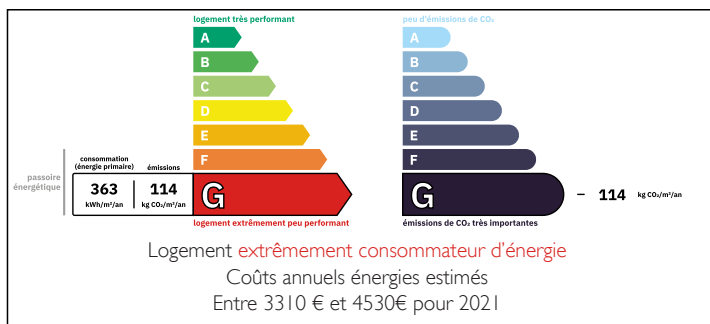


Old schoolhouse with fenced land, close to river

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Le Lude
Department:	Sarthe
Bed:	2
Bath:	1
Floor:	116 m ²
Plot Size:	6290 m ²

IN BRIEF

Large 2-bed property, with well-proportioned rooms with high ceilings and large windows, and sizeable fenced garden, set in quiet country location close to the river Loir (but not in a flood area). Scope for 2 more bedrooms.

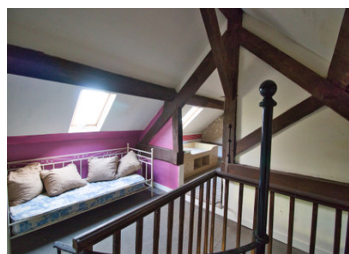
Peaceful location, just 4 km from pretty village Luché Pringé and 5 km from castle town Le Lude - both on the river, with their own campsites and swimming pools, and variety of shops, restaurants and cafés.

Le Mans 43 km, Tours 60 km, Angers 68 km - all with TGV stations within an hour or hour and a half of Paris. Tours airport with Ryanair flights to Stansted, northern ferry ports 2 1/2 to 3 1/2 hours' drive.

Attractive country side and leisure lake at Mansigné (11 km) for cycling, riding, and water sports.

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: 651 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

The rooms are bright and airy, with tall windows, and exposed stone in sitting room. Once this property has been updated, it will offer a beautiful home.

There is single-glazing, oil central heating with a wood burner in the sitting room. Non-conforming septic tank (micro-station) requires some work. Slate roof requiring some attention.

GROUND FLOOR

- ENTRANCE HALL/DINING ROOM (17 m²), terracotta tiles, doors to kitchen, sitting room and bathroom, and wooden staircase to first floor
- SITTING ROOM (30 m²), dual aspect, with exposed stone walls and wood burner
- KITCHEN (21 m²), terracotta tiles, overlooking the garden
- BATHROOM (5 m²), with clawfoot bath, shower, WC and basin
- BOILER ROOM/WORKSHOP with circular staircase to 2 converted attic rooms. These could make a study and bedroom, once heating has been added.

FIRST FLOOR - wooden floorboards

- Landing, with hallway (2.7 m²) to attic room
- BEDROOM 1 (21 m²), overlooking the garden
- BEDROOM 2 (12 m²)
- ATTIC ROOM with sloping ceilings, that could be used as a study, or children's bedroom

OUTSIDE

Decking at the rear of the house, overlooking the large, fully fenced garden. Garden shed.

The property is located along a quiet country lane, opposite a Hotel/Restaurant/Spa set on the river. It offers perfect tranquillity, with the advantages of being close to a town with shops and restaurants.

Information about risks to which this property is