

Beautiful, fully renovated country house near Le Mans with garden, outbuildings and 6 acres of land

EXCLUSIVE



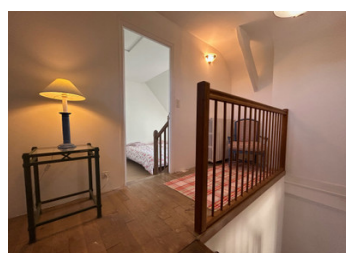
INFORMATION

Town:	Joué-en-Charnie
Department:	Sarthe
Bed:	2
Bath:	2
Floor:	188 m2
Plot Size:	27440 m2

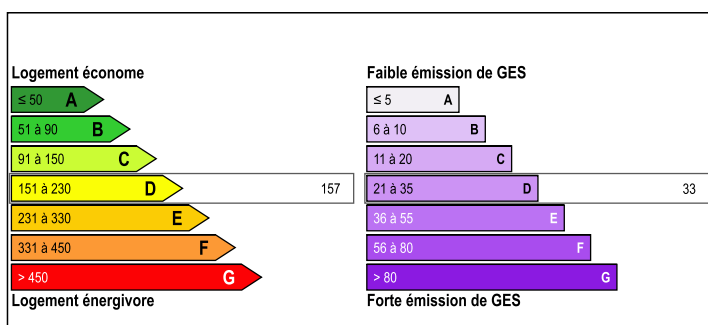
IN BRIEF

Nestled in the Sarthe, a region of beautiful hills, valleys and woods, this lovely, fully restored French country cottage has all the charm of a 16th century house with the benefits of modern living. Set in almost 7 acres of land, the house has gorgeous views in all directions and provides perfect peace and privacy while being near the lively city of Le Mans, famous for the 24-hour classic car race. Paris is 1 hour away by TGV, the chateaux of the Loire are 90 minutes by car, Mont St. Michel is 2 hours by car and Normandy is an easy day trip.

This beautiful home has efficient underfloor electric heating in the eat-in modern kitchen and separate elegant dining room, oil heating throughout, town water supply and fibre optic. All together it is a delightful blend of...



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: 1083 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

On the ground floor:

Entrance (20 m²) with access to the (wine) cellar.
Salon (38 m²) with an original fire place leading to a delightful downstairs study (13m2)
Dining room (22 m²) with a wood burner and French doors leading to the garden in the front of the house.
English style kitchen (25 m²) with vaulted ceiling, large windows and double doors overlooking pristine green fields and mature gardens, including an orchard.

First floor:

2 spacious, bright bedrooms (26 m² and 10 m²) with en-suite bathrooms and a landing with storage cabinets. The master bedroom has an adjacent bathroom (8 m²) with WC and the smaller bedroom has an en-suite shower room (4 m²) with WC. The large bedroom could easily be divided into two separate bedrooms.

Outside:

The large stone outbuilding of 130 m² is divided into three sections and has a large attic space. There is also a little outbuilding (29 m²) very useful for storing garden tools.

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