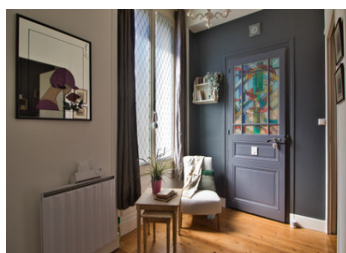
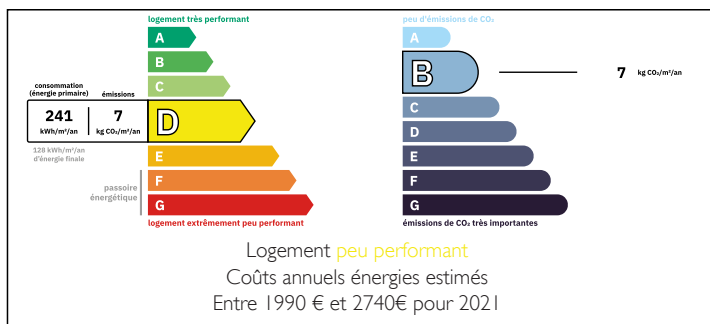


## Elegant townhouse in pretty château village



## ENERGY - DPE



## INFORMATION

Town:	Le Grand-Lucé
Department:	Sarthe
Bed:	4
Bath:	2
Floor:	152 m2
Plot Size:	213 m2

## IN BRIEF

If you are looking for a fully renovated character property, in the centre of a beautiful château village, then this one is for you!

This 4-bed townhouse is packed with original features, with large windows and lovely high ceilings giving a light, airy feeling. Clever installation of internal windows in the entrance hall and kitchen open up the view into the pretty back garden.

Le Grand Lucé is a rather upmarket village, boasting the exclusive Hotel Château du Grand-Lucé with its haute cuisine restaurant offering 'an elevated farm-to-table dining experience'.

It is set in lovely countryside just 25 minutes from Le Mans, with its fast trains to Paris, and within a couple of hours' drive from Paris, and in the famous Loire Valley Côteaux du Loir and Jasnières region. 217 km to Caen ferry port, 59 km to Tours airport...

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:	690 EUR
Taxe habitation:	EUR

## NOTES

## DESCRIPTION

Dating from the late 19th century, this property has been tastefully renovated to offer traditional character combined with the comforts of modern living. The slate roof is well maintained, the windows offer high quality heat and sound insulation, the electric radiators complement the wood stove for heating. Electric shutters provide that extra touch of convenience. And of course there is fibre broadband and mains drains.

### GROUND FLOOR

Up 3 steps, the front door opens into the hallway (8 m<sup>2</sup>), with internal windows to the sitting room on the left, and the lovely wooden staircase straight ahead. There are double glazed doors on the right, letting in more light and accessing the garage.

The sitting room (20 m<sup>2</sup>) has pleasing proportions, with a lovely polished wood flooring, and the wood burner. It opens straight into the kitchen, with the terrace and garden beyond.

The kitchen/dining room (12 m<sup>2</sup>) comes furnished, and includes a fitted wall-to-ceiling built-in cupboard. At the end of the hallway, beneath the stairs, is a WC.

### FIRST FLOOR - wooden floorboards throughout

Off the landing (6 m<sup>2</sup>) there is

- the shower room (5 m<sup>2</sup>), with double basin, shower and WC
- bedroom 1 (13 m<sup>2</sup>) with connecting door to the shower room, and also to a dressing room/study (10 m<sup>2</sup>)
- bedroom 2 (12 m<sup>2</sup>) overlooking the garden and with far-reaching views of the surrounding countryside
- bedroom 3 (10 m<sup>2</sup>) overlooking the neighbour's garden
- door to staircase leading to loft room

### SECOND FLOOR (carpeted throughout, about 60 m<sup>2</sup>)

Amazing space, with...