

## Charming Home in a Serene Village Setting – Your Ideal French Retreat!



## INFORMATION

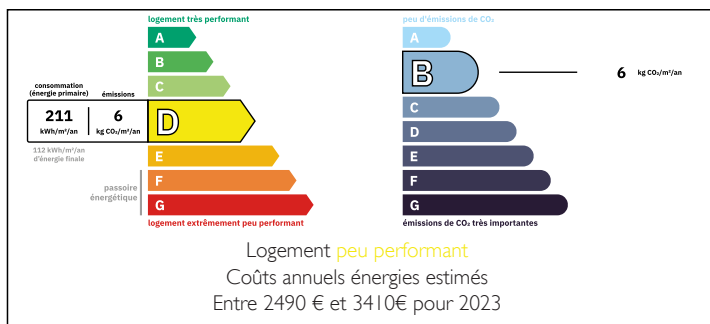
Town:	Crosnières
Department:	Sarthe
Bed:	3
Bath:	2
Floor:	195 m2
Plot Size:	3900 m2



## IN BRIEF

Step into this delightful 195 m<sup>2</sup> property, offering a perfect blend of cozy comfort and practical living, nestled just minutes from the center of the peaceful village of Crosnières. The home has been lovingly renovated by its current owners and is move-in ready.

## 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

### A Welcoming & Functional Interior

The heart of this home is its spacious, eat-in kitchen, beautifully fitted and equipped, inviting joyful gatherings and delicious meals with family and friends. Beyond, discover two inviting sitting rooms, each graced with a charming wood-burning stove, creating a warm and cozy ambiance perfect for relaxing evenings.

On the ground floor, you'll also find two good-sized bedrooms and a versatile space, ideal for a home office or quiet retreat. The renovated bathrooms offer modern comfort and style. Ascend to the first floor, where a third generous bedroom awaits, along with a convertible attic offering exciting possibilities to customize and expand to your liking.

### Idyllic Outdoor Living & Practical Spaces

The exterior boasts a substantial outbuilding, providing ample space for parking, storage, or even a workshop. A lovely garden shed complements the well-maintained grounds, offering a peaceful haven where you can fully embrace the tranquility of sunny days.

### An Unbeatable Location for Convenience and Exploration

This home is ideally situated in Crosmières, a vibrant village that offers immediate access to daily essentials, including a bakery, épicerie (local shop), hairdresser, beauty salon, a school, and a nursery.

Just a short drive away, the bustling town of La Flèche (15 minutes) provides a wider array of restaurants, shops, and all amenities. Don't miss Le Monnarie, with its delightful beach, picturesque lakes, and lovely walking trails, perfect for outdoor enthusiasts.

For broader connectivity, you're conveniently

## LOCAL TAXES

Taxe foncière: 925 EUR

Taxe habitation: EUR

## NOTES