

Charming Country Home in Crosmières

EXCLUSIVE

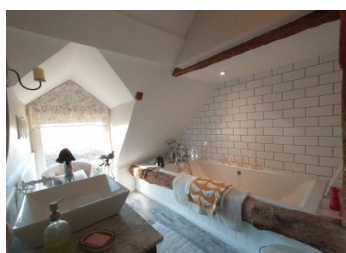


INFORMATION

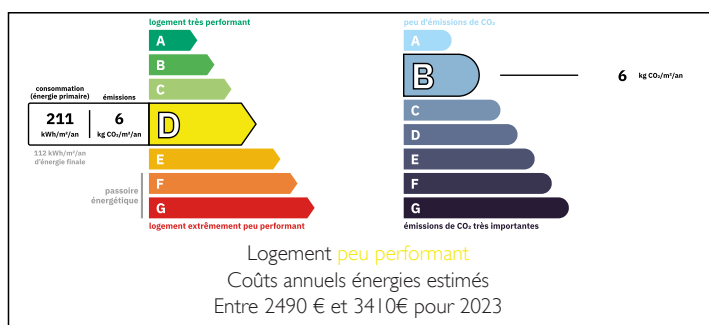
Town:	Crosmières
Department:	Sarthe
Bed:	3
Bath:	2
Floor:	195 m2
Plot Size:	3900 m2

IN BRIEF

Discover this magnificent 195 sq. m. home that combines the charm of the old with modern comfort. Tastefully renovated by its current owners, this house offers an exceptional living environment that is both warm and spacious.



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: 925 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

A Cozy and Functional Interior

From the moment you enter, you will be captivated by the warm and inviting atmosphere of this home. On the ground floor, a fitted and equipped kitchen invites you to share delicious meals with family or friends. The living room, complete with a fireplace and wood-burning stove, is the perfect place to relax and enjoy long winter evenings. A dining room, study, and two bedrooms complete this level.

Upstairs, an additional bedroom and a convertible attic offer numerous possibilities for customization.

A Charming Exterior

Outside, you will enjoy a spacious outbuilding with room for parking and storage, as well as a lovely garden shed. The well-maintained grounds allow you to enjoy the beautiful days in complete peace.

An Ideal Location

Located just a few minutes from the center of Crosnières, this house offers quick access to all amenities: bakery, local shops, and more. You will also be 15 minutes from La Flèche, 25 minutes from Sablé-sur-Sarthe, and 30 minutes from Le Lude.

Don't miss out on this charming home!

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