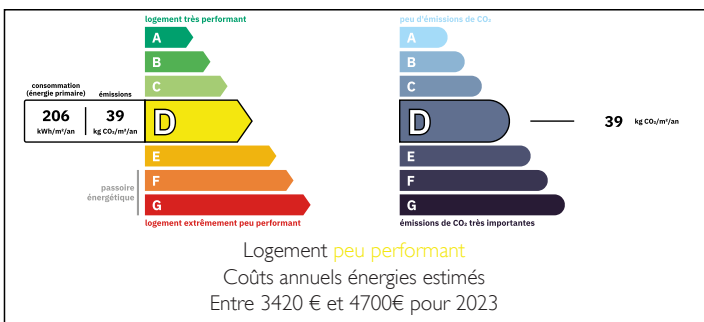


Village house with courtyard, garden and outbuildings



ENERGY - DPE



INFORMATION

Town:	Marçon
Department:	Sarthe
Bed:	3
Bath:	2
Floor:	148 m2
Plot Size:	730 m2

IN BRIEF

Attractive 3+ bedroom house in the centre of pretty Loir Valley village, with secure south/east-facing courtyard and walled garden.

Set in a quiet lane just round the corner from the church and square, and the Cantine Wogensky Le Corbusier. Leisure lakes just down the road. Annual Marçon Classic car meeting.

6 kms from vibrant town La Chartre sur le Loir, renowned for its antique shops and also as a meeting place for classic car and Le Mans 24 hour race.

This beautiful region is made up of gently rolling hills, meandering rivers, vineyards and forests, and is dotted with pretty historical towns and villages. There is plenty on offer for visiting friends and family, whether they are interested in châteaux, vineyards, wildlife or physical activities (swimming, horse riding,

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: 1100 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Secluded village house tastefully renovated whilst preserving traditional features such as exposed local stone and beams, fireplace with wood burner. Double glazed, gas central heating with condensing boiler installed 2018, wood burner installed 2015. Slate roof, part replaced and the rest re-worked in 2018. Mains drains.

GROUND FLOOR - terracotta tiles, tall windows

- HALLWAY (7.5 m2), feature tuffeau stone walls and oak floor, with doors to garden, sitting room and bedroom, and oak staircase to first floor
- SITTING ROOM (22.3 m2) with feature fireplace with recently installed insert fireplace, window overlooking the garden.
- KITCHEN (21.21 m2) with gas hob, counter with sink and place for dishwasher and oven, fitted units
- WC
- BEDROOM 1 (21.32 m2) dual aspect, with window to the lane and window overlooking the garden, fitted cupboards, and ENSUITE SHOWER ROOM (2.7 m2), with shower, basin and WC

FIRST FLOOR (recently insulated flooring)

- LANDING/FAMILY ROOM (22 m2), with storage and space saver staircase to loft
- BEDROOM 2 (23.58 m2) : wooden flooring, window overlooking garden
- BEDROOM 3 (22.26 m2) : carpeted, window overlooking lane
- BATHROOM (7.5 m2) : shower and basin
- WC (2.2 m2), with plumbing for washing machine

LOFT - in addition to habitable space. Velux windows provide plenty of natural daylight. 2 areas, for either additional beds, playroom or study

OUTSIDE

The house is very secure and private, with few openings on the lane side. Large gates open into open PORCH (28 m2), with staircase to MEZZANINE, and archway into the GRAVELLED COURTYARD...