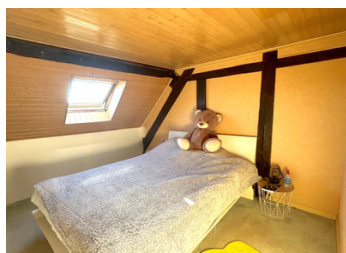


Recently renovated 3 bedroom country cottage with terrace, garage, summerhouse and garden



INFORMATION

Town:	Rouessé-Vassé
Department:	Sarthe
Bed:	3
Bath:	2
Floor:	100 m2
Plot Size:	640 m2

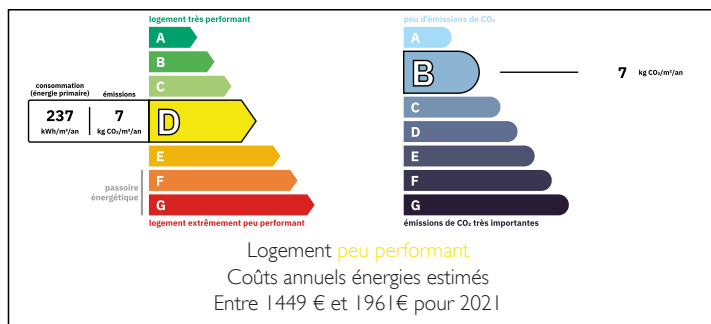


IN BRIEF

If you're looking for a permanent home or a holiday home in the country this 3 bedroom cottage with terrace and summerhouse must be seen. Fully renovated by the present owners, the original features have been respected and it retains its rustic charm whilst providing all the comforts of modern living.

Well located in a rural but not isolated position, the cottage is within a few minutes drive from the local amenities, 15 minutes from Evron and 45 minutes from Le Mans.

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

On the ground floor is a lovely, light open plan living/dining room, approximately 40m², with exposed beams, wood burner and double doors opening onto a sunny terrace. A built in heating system carries hot air from the wood burner upstairs and around the house, making it warm and energy efficient. The living room leads to a light and spacious modern kitchen with wood burner and double doors to the terrace.

On the first floor there are 3 bedrooms, one currently being used as an office, and two bathrooms.

At one end of the house is a large garage/workshop with a mezzanine level, presently used for storage. This could be converted to provide an additional bedroom if required.

Outside, to the front and side of the house is a well maintained garden with views over the field below. There is an attractive chalet style summerhouse that could provide additional accommodation in the warmer months or be used as a garden office. A gravel path to the front of the property leads to the neighbour's house, but diverting it across a field to the rear of the property is an option.

LOCAL TAXES

Taxe habitation: EUR

NOTES

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