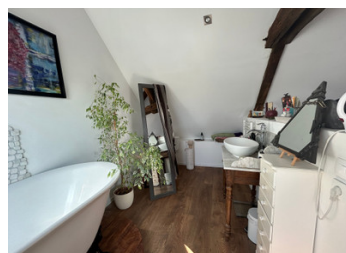
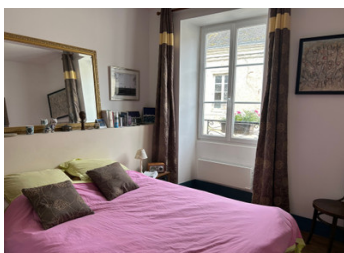


COMPROMIS SIGNED - Pretty riverside house, stylishly renovated with private garden overlooking the Sarthe.



INFORMATION

Town:	Avoise
Department:	Sarthe
Bed:	3
Bath:	2
Floor:	110 m2
Plot Size:	392 m2



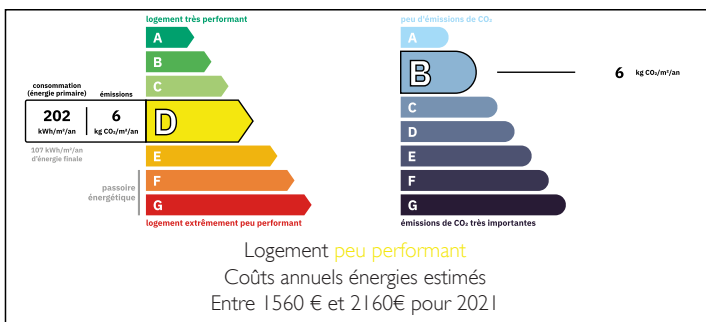
IN BRIEF

Set in a charming riverside location, this pretty village house is a rare find and perfect as a family home or lock up and leave.

On the ground floor there's a cosy living room with fireplace and insert, and an open plan kitchen diner. Picture windows overlook the garden from the kitchen and a door leads to the terrace and garden below. A bathroom with WC completes the downstairs accommodation. On the first floor there are 3 bedrooms and a WC and hand basin. An impressive master bedroom with ensuite facilities has been created on the third floor. On the lower ground floor there is a cellar and cave leading to a pretty walled garden.

Don't miss this rare opportunity to purchase a lovely home in a sought after position.

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 habitation: EUR

NOTES

DESCRIPTION

On the ground floor, an internal porch serves as an entrance and ensures that the living room is warm and cosy. The present owners have created a stylish, modern interior, whilst still retaining some of the original features.

The open plan fitted kitchen is light and airy, with large windows overlooking the garden. A reading corner by the window provides the perfect place to sit and enjoy a coffee. A glass door leads onto a raised terrace overlooking the garden for al fresco dining during the summer season.

Upstairs there are three bedrooms, one presently used as a library and another as an office with picture window overlooking the garden and river. A further flight of stairs leads to the master bedroom with ensuite facilities and dressing area with shelves.

On the lower ground floor there is a cellar and cave leading to a pretty walled garden with mature shrubs and small trees. A door in the garden wall opens onto the river with spectacular views and riverside walks.

The property is located in the village of Avoise, one of several pretty villages on the borders of the river Sarthe. There is a local bar/restaurant in the village providing local produce. 3.5 kms away is the historic village of Parcé-sur-Sarthe with 2 bars, a small supermarket, butcher and 2 boulangeries. The larger town of Sablé-sur-Sarthe is 12 kms away. The city of Le Mans, famous for the 24 hour circuit, its chateau and historic old town...