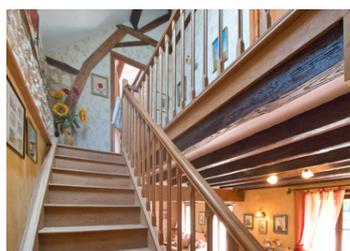
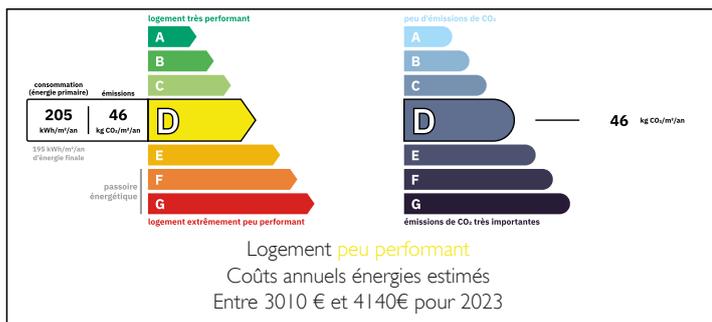


Pretty country cottage with beautiful gardens



ENERGY - DPE



INFORMATION

Town:	Aubigné-Racan
Department:	Sarthe
Bed:	3
Bath:	2
Floor:	142 m2
Plot Size:	8649 m2

IN BRIEF

This charming property has been tastefully renovated, and is perfect for enjoying the French lifestyle to the full. The extensive gardens have been lovingly designed to create an oasis of peace.

Peaceful location, just 2 km from the centre of Aubigné Racan, a village with shops, sports centre and railway station, and 13 km from Le Lude with its beautiful Renaissance castle.

Le Mans 50 km, Tours 56 km, Angers 76 km - all with TGV stations within an hour or hour and a half of Paris. Tours airport with Ryanair flights to Stansted, northern ferry ports 2 1/2 to 3 1/2 hours' drive.

Attractive hilly country side with the Loir river and leisure lake at Mansigné (15 km) for cycling, riding, and water sports. And of course not far from the châteaux and vineyards of the famous Loire Valley.

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

Renovated longère with original features - including exposed stone and beams, fireplaces - tastefully renovated to provide modern convenience. Oil central heating, closed fireplaces and double glazing throughout, tiled roof. Conforming sanitation system.

GROUND FLOOR - exposed beams throughout, tiled floors

- KITCHEN (15 m²) range cooker, fitted units, wood stove shared with dining room, stable doors to terrace
- DINING ROOM (15 m²)
- REAR HALL with WC, BOILER/LAUNDRY ROOM and door to GARAGE
- SITTING ROOM (38 m²) with feature fireplace, door and windows overlooking the garden, staircase to first floor

FIRST FLOOR

- LANDING (15 m²), with feature exposed stone walls
- BEDROOM 1 (17 m²) overlooking the garden
- ENSUITE SHOWER ROOM (4 m²) with shower, basin, WC
- BATHROOM (7 m²) with bath, basin and WC
- BEDROOM 2 (10 m²)
- BEDROOM 3 (14 m²)

OUTSIDE

Terrace in front of the house, with retractable awning, large double car shelter, storeroom attached to the house with covered seating area and built-in BBQ, double garage, large wood store, well.

The gardens have been designed to create different areas to enjoy the outdoors, with a variety of trees, bushes, a vegetable garden and flower beds, and hardstanding area for above-ground pool.

This property has great charm, and offers tranquility

LOCAL TAXES

Taxe foncière: 925 EUR

Taxe habitation: EUR

NOTES