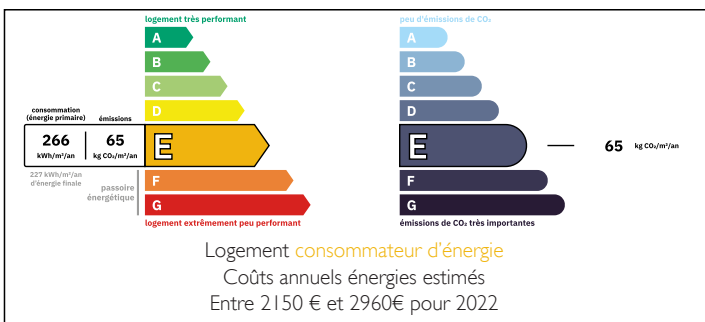


Stylishly renovated, 4 bed detached home close to local amenities, including garden and large garage/workshop

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Chantenay-Villedieu
Department:	Sarthe
Bed:	4
Bath:	2
Floor:	107.61 m2
Plot Size:	923 m2

IN BRIEF

This stylish, comfortable home has been completely renovated by the current owners and offers chic, contemporary accommodation at first floor level. A long balcony leading from the living room provides space to relax and watch the world go by. Outside, a pretty back garden with views to the fields beyond is the perfect setting for al fresco dining during the summer months.

At ground level, a substantial garage/workshop stretches the length and breadth of the house with plenty of storage space and scope for creative pursuits.

The property is located in a popular village 30 km west of le Mans and within easy walking distance of the local amenities. Ready to move into, this comfortable home must be viewed to appreciate all that it has to offer.

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

A stone staircase leads from the garden up to the front door and entrance hall. The 4 bedroom accommodation is conveniently located on one level and includes a charming, country style kitchen, with a substantial range and space for a table and chairs. The large, open plan living/dining room has floor to ceiling windows and doors opening onto the balcony, flooding the room with light. Two stylish bathrooms, both with WC complete the accommodation.

At ground level, a substantial garage/workshop stretches under the entire house and provides enough space for vehicles and garden equipment, with potential for an office or creative studio. Outside, the current owners have created a lovely garden to the rear of the house with a large patio area and space for a BBQ and garden furniture.

The village of Chantenay-Villedieu is conveniently located 30 km west of Le Mans with its historic centre, 24 Hour race circuit and fast rail links to Paris (55 minutes by train). The Loire valley with its numerous châteaux and vineyards is an hour to the south and the normandy coast, two hours to the north. There are international airports at Tour, Rennes and Paris.

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