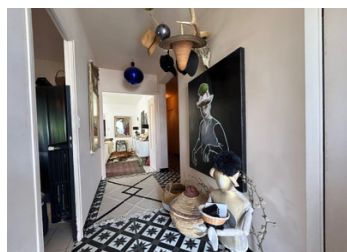
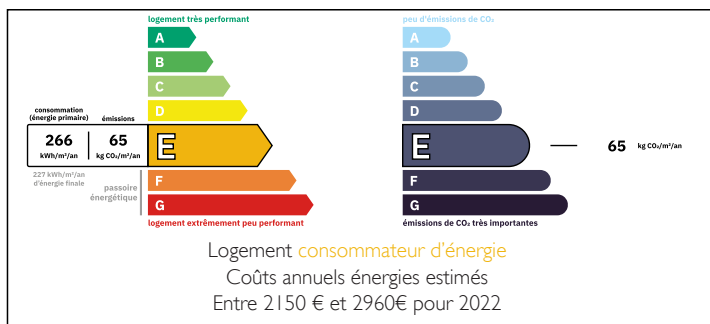


A Pavilion House Like No Other — In the Heart of a Vibrant Village.

EXCLUSIVE



ENERGY - DPE



INFORMATION

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

IN BRIEF

This is not your typical pavilion house. Set in a truly charming and classy village, this home offers more than just a roof — it's a lifestyle.

Just a one-minute stroll from the local boulangerie and an award-winning butcher, you'll enjoy the daily pleasures of village life at your doorstep. A brand-new medical centre brings peace of mind, and a delicatessen that stays open all hours — yes, even during lunch — adds a touch of luxury to everyday convenience.

Don't just drive by. Step inside and discover a unique home, owned by an artist, filled with warmth, character, and creativity. It's not to be missed — and certainly not to be passed by.

The community is as welcoming as the house itself, with wonderful neighbours and a true village spirit.

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 rises from the garden to the front door and entrance hall of this elegant pavilion-style home. Set entirely on one level, the 4-bedroom accommodation combines comfort, charm, and practicality.

At its heart is a delightful, country-style kitchen with a substantial range cooker and family table. The spacious open-plan living and dining room is bathed in natural light, thanks to floor-to-ceiling windows and doors that open onto a sunny balcony — the perfect place to take in your surroundings.

Two stylish bathrooms, each with a WC, provide an ideal layout for families or guests.

Below, at ground level, a generous garage and workshop spans the entire footprint of the house. There's plenty of room for vehicles, tools, and garden equipment — with space left over for a home office, artist's studio, or creative workspace.

To the rear, the current owners have designed a peaceful and well-maintained garden, complete with a large patio, ideal for barbecues and outdoor dining.

Located in the sought-after village of Chantenay-Villedieu, this home is just 30 km west of Le Mans, famous for its medieval centre and the legendary 24 Hours of Le Mans race. From here, Paris is just 55 minutes away by TGV, while the Loire Valley with its châteaux and vineyards lies to the south. The Normandy coast is within a two-hour drive, and there are international airports in Tours, Rennes, and Paris.

With its artistic flair, generous layout, and thriving village setting — just a minute's walk from a boulangerie,...