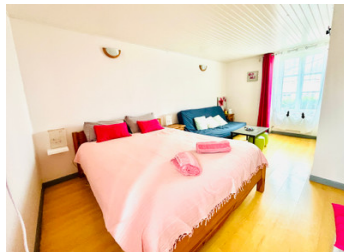


Renovated 4-Bed Village House with Garden – Sarthe, France



INFORMATION

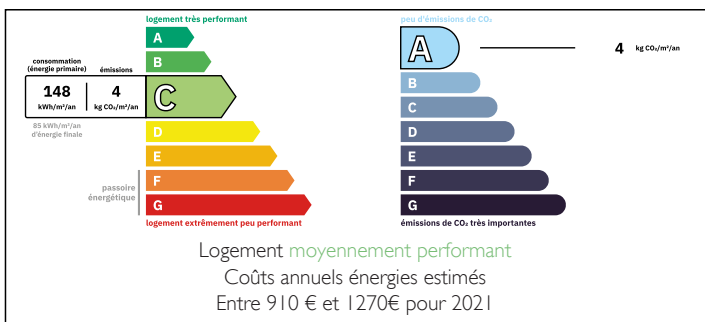
Town:	Sougé-le-Ganelon
Department:	Sarthe
Bed:	4
Bath:	3
Floor:	112 m2
Plot Size:	204 m2

IN BRIEF

Renovated 4-bedroom stone village house for sale near Fresnay-sur-Sarthe, Sarthe (Pays de la Loire). This charming and updated property in France is ideal as a main home, holiday home, rental investment, or guesthouse. Offering a lock-up-and-leave lifestyle, it's easy to maintain and move-in ready, with a private garden, covered terrace, and authentic village setting.

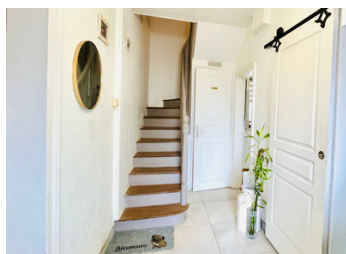
Features include a ground-floor bedroom, modern bathroom, and WC, making it perfect for those seeking single-level living or guest flexibility. An excellent opportunity to own a character French property in a sought-after location.

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

Renovated 4-Bedroom Village House for Sale Near Fresnay-sur-Sarthe – Sarthe, Pays de la Loire

Leggett Immobilier presents to you this charming renovated village house, located in the heart of an authentic French village near Fresnay-sur-Sarthe. Combining traditional French charm with modern comfort, this turnkey property offers approximately 110 m² of living space, making it an ideal family home, second residence, or guesthouse investment in the beautiful Pays de la Loire region.

Property Description:

On the ground floor, the house features a spacious open-plan living and dining area with a fitted and equipped kitchen. A charming wood stove creates a warm and inviting atmosphere, perfect for cozy evenings. The ground floor also includes a bedroom and a modern bathroom with bath, shower and washbasin and a separate WC, making it suitable for single-floor accommodation.

The first floor offers three large bedrooms, including a master suite with its own bathroom with shower and WC, plus an additional bathroom with shower and WC for family comfort.

A convertible attic of approximately 50 m² provides ample opportunity to expand living space, create a hobby room, or develop a home office.

Outdoor Space:

The exterior includes a courtyard to the front of the house and a garden and covered terrace at the rear.

Location:

The surrounding countryside offers beautiful walking trails, rivers, and cultural attractions, making it a wonderful place to live or enjoy as a holiday retreat.

Don't miss the chance to own this beautiful stone house in Sarthe, combining charm, comfort, and excellent potential in...