

## Charming house in peaceful wooded setting



## INFORMATION

Town:	Mareil-sur-Loir
Department:	Sarthe
Bed:	3
Bath:	2
Floor:	170 m2
Plot Size:	6926 m2

## IN BRIEF

This charming property sits in a very private wooded garden, perfect for enjoying the French lifestyle to the full.

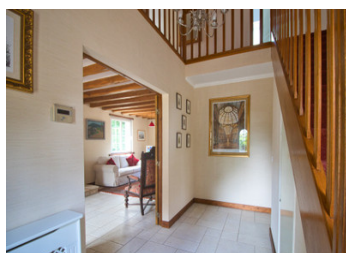
Bright, spacious house with 3 bedrooms, 2 studies, kitchen/diner, large sitting room and separate snug, and 2 shower rooms (one with a sauna) and big terrace. Large detached garage with loft above. The house sits in the middle of the land, partly laid to lawn with mature shrubs and trees, and partly wooded. It is surrounded by apple orchards and fields.

10 km to La Flèche, with a variety of shops, cafés and restaurants - and its renowned zoo. Le Mans 37 km, Angers 58 km, and Tours (with international airport) 75 km, - all with TGV access to Paris and beyond. Easy access to Northern ferry ports.

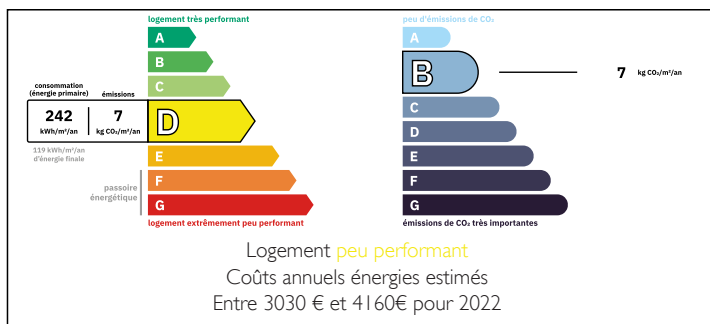
There is plenty to do in the area, with the rivers,

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.



## ENERGY - DPE





## LOCAL TAXES

**Taxe foncière: 1313 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

The house was built in the 1970s, and has been maintained in good decorative condition. There is underfloor heating downstairs, supplemented by 2 wood stoves, and radiators upstairs. Double glazing throughout. On fibre broadband. The drains are non-conforming.

### GROUND FLOOR

ENTRANCE HALL (6 m2), with staircase to first floor and cathedral ceiling

SITTING ROOM (31.8 m2), triple aspect with wood burner

KITCHEN/DINER (12 m2 and 12.5 m2), separated by breakfast bar. Quality fitted kitchen (white-goods negotiable)

SHOWER ROOM (6 m2), with shower, basin, wc and SAUNA

STUDY (10.5 m2), with French doors to the terrace

SNUG (18.3 m2), double aspect with wood burner

UTILITY ROOM (7 m2), with boiler, washing machine fittings and access to the rear

FIRST FLOOR (actual floor space is greater than habitable space, due to sloping ceilings)

LANDING (3 m2) overlooking entrance hall

BEDROOM 1 (9.45 m2)

SHOWER ROOM ( m2)

Walk-through DRESSING ROOM (11 m2)

BEDROOM 2 (16 m2)

BEDROOM 3 (15 m2)

STUDY/SEWING ROOM (7 m2)

### OUTSIDE

Large terrace directly in front of the house, ideal for entertaining

Large garage with mezzanine

Well

If you are looking for a peaceful but convenient lifestyle, this property is perfect. It offers a very comfortable living environment, just a short drive from all facilities.