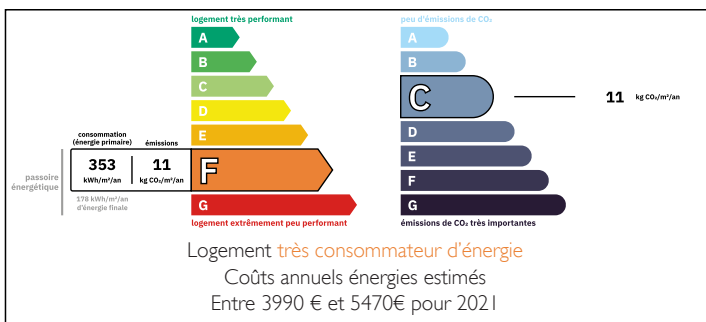


Townhouse split in 2 flats, in quiet residential area close to the town centre



## ENERGY - DPE



## INFORMATION

Town:	La Flèche
Department:	Sarthe
Bed:	4
Bath:	2
Floor:	152 m2
Plot Size:	866 m2

## IN BRIEF

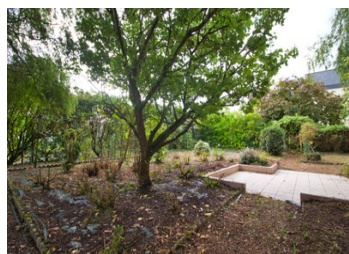
This bright and spacious 2-bedroom flat comes with a self-contained 2-bedroom ground floor apartment—ideal for two families or as a holiday rental.

Set within a mature garden in a peaceful residential area, the property offers tranquility without sacrificing convenience. Shops, cafés, restaurants, and the charming twice-weekly riverside market are just a short stroll away.

La Flèche is a lively market town on the scenic Loir River, best known for the prestigious Prytanée Military School - originally a Jesuit college founded by Henry IV in 1604. The area is a haven for outdoor enthusiasts, offering excellent cycling, canoeing, and fishing on the river or at nearby leisure lakes. Families will also enjoy the renowned La Flèche Zoo, set in 14 hectares of woodland, with the option to stay overnight in on-site lodges.

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 foncière: 1865 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

Classical 1970s house built with an above ground basement. The property is perfectly habitable, but would benefit from being redecorated. There is a slate roof, with a mixture of single and double-glazing, heated with electric radiators and a fireplace, and it is on mains drains. In a cul-de-sac, with house set in middle of the garden with gates with car access.

UPPER FLOOR - tiles throughout, except for parquet in bedrooms. Mostly double-glazed windows, electric blinds and manual shutters. Accessed up steps on the side of the property, double glazed doors lead into an ENTRANCE HALL with LONG CORRIDOR (9.5 m<sup>2</sup>), leading to all rooms and also door to staircase to basement floor, 2 storage cupboards, trapdoor to attic space. KITCHEN (14 m<sup>2</sup>), fitted with base and wall units, double-glazed window overlooking rear garden. LIVING/DINING ROOM (27 m<sup>2</sup>), with 2 double-glazed doors opening onto balcony running the length of the house, and fireplace. BEDROOM 3 (11.8 m<sup>2</sup>), with double-glazed doors open onto balcony. BEDROOM 4 (9.6 m<sup>2</sup>), fitted cupboard, double-glazed window overlooking rear garden. BATHROOM (5.3 m<sup>2</sup>). WC (1 m<sup>2</sup>).

BASEMENT FLOOR - tiles throughout except for parquet in bedrooms. Electric blinds or manual shutters, mainly single-glazing on windows, double-glazed French windows. ENTRANCE HALL (8 m<sup>2</sup>) with staircase to upper floor and all of the rooms. KITCHEN/LIVING ROOM (38 m<sup>2</sup>) open plan, with fitted kitchen to one side, and living space on other side. Large double glass doors on both sides provide plenty of light. Kitchen ones open onto a patio at the back of...