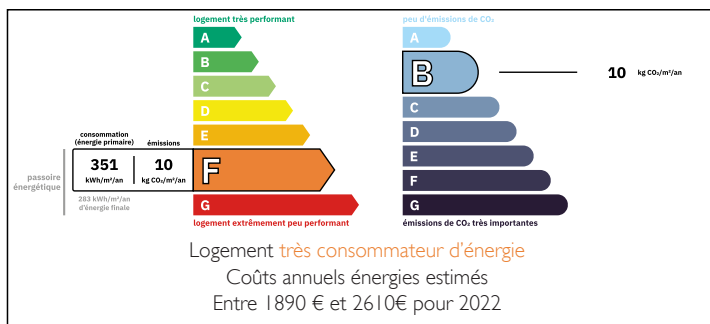


## Charming renovated cottage in peaceful hamlet

### EXCLUSIVE



## ENERGY - DPE



## INFORMATION

Town:	Aubigné-Racan
Department:	Sarthe
Bed:	3
Bath:	2
Floor:	101 m2
Plot Size:	596 m2

## IN BRIEF

Nicely presented 3-bedroom cottage offering 2 reception rooms, 2 shower rooms, and a wealth of character features including beams, wood stoves, and an open fireplace. Set in a quiet hamlet—private but not isolated—with an established enclosed garden backing onto a field of goats. Includes a useful workshop and wood store.

Located near a well-served village with shops, café, sports centre, and a railway station. Just 41 km from Le Mans and 59 km from Tours (with international airport), both offering high-speed train links to Paris. Excellent access to northern ferry ports.

Ideal for nature lovers, with Loire Valley châteaux, vineyards, rivers, walking and cycling routes all nearby. A perfect blend of countryside charm and convenience.

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

Attractive cottage renovated with taste, in quiet hamlet. Most of the windows are double-glazed wooden, wood-stove heating supplemented by electric radiators, non-conforming drains.

Gates from the lane open into the gravelled driveway that runs along the front of the house, to the garden at the rear.

ENTRANCE HALL (13 m<sup>2</sup>) with feature open fireplace, door at the rear to the wood shed, and staircase to first floor. (with storage cupboard under stairs)

HALL (4.5 m<sup>2</sup>) through to main living area

DINING ROOM (18 m<sup>2</sup>) with wood stove, French windows to sun room, and archway to SITTING ROOM (13 m<sup>2</sup>) with another wood stove and internal windows to the hall

KITCHEN (9.5 m<sup>2</sup>), fully fitted and with kitchen bar along one wall, rear door to the garden, and staircase to first floor (not connected to the other one)

SHOWER ROOM (4.8 m<sup>2</sup>) with walk-in shower stall, wc and basin

Separate WC (1.8 m<sup>2</sup>)

SUN ROOM (12 m<sup>2</sup>) to really enjoy the sun at all times of the year

WOODEN TERRACE overlooking the garden

FIRST FLOOR 1 (accessed from the kitchen)

Landing at the top of the stairs between

BEDROOM 1 (9 m<sup>2</sup>) overlooking the rear garden and fields

BEDROOM 2 (9 m<sup>2</sup>) overlooking the rear garden and fields

FIRST FLOOR 2 (accessed from the entrance hall) sloping ceilings (so floor space is actually bigger than habitable space)

MEZZANINE LANDING (5.5 m<sup>2</sup>), providing a TV/reading area, with steps up to

BEDROOM 3 (9 m<sup>2</sup>) with dormer and Velux window, with en-suite SHOWER ROOM (2.8 m<sup>2</sup>) with shower, basin and WC.