

Exceptional town house in the heart of Sablé-sur-Sarthe with indoor swimming pool, garden & outbuildings.

EXCLUSIVE



## INFORMATION

Town:	Sablé-sur-Sarthe
Department:	Sarthe
Bed:	4
Bath:	3
Floor:	180 m2
Plot Size:	1517 m2



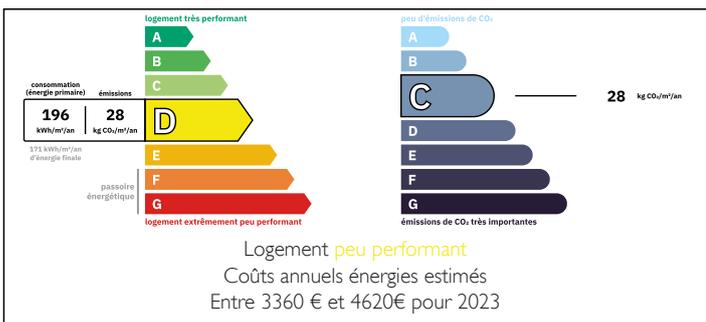
## IN BRIEF

This lovely restored townhouse has been meticulously restored to combine timeless charm with modern comfort. Ideally located in the heart of a vibrant market town, the property offers a rare lifestyle opportunity with its indoor swimming pool heated by solar panels, generous private garden, and a range of outbuildings adaptable for a workshop, storage, or entertaining.

Inside, the home showcases the finest craftsmanship, with solid oak doors and staircases and a high-quality finish throughout. Every detail has been carefully considered, resulting in a stylish, welcoming residence that has served as a cherished family home for many years.

Sablé-sur-Sarthe enjoys a convenient location between Angers, Rennes, and Le Mans, with direct rail links to Paris in under two hours. This makes it a superb choice for both full-time living or a weekend

## 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.



## DESCRIPTION

On the ground floor, the traditional living room features an open fireplace with insert, exposed beams, and double doors opening onto the hallway. From here, a study/office provides an ideal space for working from home, or could be adapted as an additional bedroom thanks to the nearby downstairs bathroom. A separate dining room connects to a light and airy, fully fitted kitchen, with doors leading out to a sunny terrace.

The first floor offers a charming landing, two comfortable bedrooms, an office/TV room, plus a bathroom and WC. On the second floor, there are two further bedrooms, a generous landing, and a third bathroom.

A central patio provides a delightful space for summer dining and leads directly to the indoor swimming pool, heated by solar panels and a heat pump. Beyond, a pretty garden connects the pool area to a separate outbuilding comprising a double garage, wood store, and a spacious workshop/studio, perfect for hobbies, storage, or entertaining.

A further garden with its own entrance offers potential for creating a second home, making this a truly versatile property.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## LOCAL TAXES

Taxe habitation: EUR

## NOTES