



Ref: A40403ELE72

Price: 37 I 000 EUR

agency fees included: 6 % TTC to be paid by the buyer (350 000 EUR without fees)

Unique home with views across the river Sarthe of an 11th-century Benedictine monastery







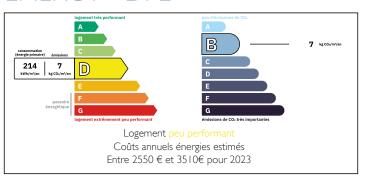








ENERGY - DPE



INFORMATION

Town: Juigné-sur-Sarthe

Department: Sarthe

Bed: 3

Bath: 2

Floor: 177 m2
Plot Size: 626 m2

IN BRIEF

This charming 3/4 bed home offers a unique blend of character and comfort.

The ground floor offers a welcoming entrance hall, a dining room, a well-equipped kitchen, and a shower room. Upstairs, the spacious sitting room features a striking cathedral ceiling and enjoys beautiful views of the monastery. A staircase leads to a room under the eaves, ideal as a guest bedroom or study. This floor also includes a mezzanine study, three bedrooms and a family bathroom.

Two terraces provide peaceful outdoor spaces with exceptional views of the monastery.

Juigné-sur-Sarthe features local shops and eateries, with the nearby town of Solesmes offering more dining and retail options.

Just 5 km away, Sablé-sur-Sarthe provides

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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.





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LOCAL TAXES

Taxe foncière: 958 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Charming hillside home with exceptional views of the Abbaye de Solesmes, accessed on foot from car parks above or below (private parking included). The property has been renovated and extended since 2008, and features double glazing throughout. Heating is provided by two fireplaces (one with an insert) and electric radiators. It is connected to mains drainage and benefits from fibre broadband.

GROUND FLOOR

Entrance Hall (10 m²): Tiled, with picture windows over abbey, terrace & garden.

Dining Room (23.8 m²): Tiled, open fireplace, exposed beams.

Kitchen (8.1 m²): Quarry tiles, butler sink, wooden counters.

Rear Hall (5.6 m²): Quarry tiles, back door.

Shower Room (2.4 m²): Walk-in shower, basin, WC.

FIRST FLOOR

Landing (1.75 m²)

Mezzanine (10.8 m²): Parquet, monastery views.

Sitting Room (34 m²): Tiled, cathedral ceiling, exposed beams, terrace access, panoramic views, stairs to loft.

Corridor (7.7 m²): Sisal flooring.

Bathroom (6.9 m²): Tiled, stained glass window, double basin, bath.

Laundry Room (5.4 m^2): With hot water tank, WC (2 m^2)

Bedroom I (17 m²): Sisal flooring.

Bedroom 2 (16.4 m²): Sisal flooring.

Bedroom 3 (20.8 m²): Sisal, dressing room, sloped

ceilings, monastery views.

LOFT ROOM/BEDROOM 4

Floor area $4.55~\text{m}^2$ (13 m^2 usable): Sisal, Velux window (plasterboard needs painting).

EXTERIOR

Lane on one side, terraced gardens on three sides. Small outbuilding for tools. Two terraces with stunning abbey views.

International: +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees. Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr