

Contemporary 5 bed house in leafy, peaceful neighbourhood close to town centre



INFORMATION

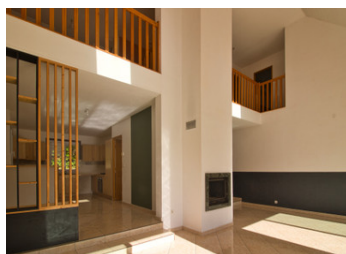
Town:	La Flèche
Department:	Sarthe
Bed:	5
Bath:	2
Floor:	178 m2
Plot Size:	2148 m2

IN BRIEF

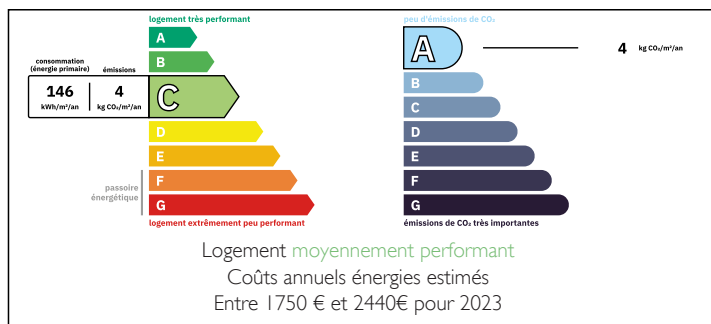
Nestled in a quiet, leafy residential area just moments from the town centre, this impressive contemporary five-bedroom home combines modern design with effortless comfort. The open-plan living spaces are bright and welcoming, ideal for both family life and entertaining.

Outside, a large landscaped garden offers ample space for relaxation and recreation, while far-reaching views create a true sense of tranquillity.

La Flèche is a lively market town on the scenic Loir River, best known for the prestigious Prytanée Military School. 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.



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.



LOCAL TAXES

Taxe foncière: 4492 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Brick-built in 2003 in a lovely wooded residential area, this property requires no work except to put on your own stamp. The geothermal underfloor heating system ensures year round comfort, and is supplemented by a feature insert wood fire.

It is set on a plot of 3 properties, with a shared access gate, giving a great sense of security. It has its own private gate and drive, and is fully enclosed.

GROUND FLOOR - large modern tiles tiles throuout

ENTRANCE HALL (12.8 m2), with WC (1.25 m2) with central wooden staircase to first floor

KITCHEN (9.6 m2), fully fitted, and with breakfast bar, open to

DINING AREA (14.5 m2), opening into

LIVING AREA (30 m2) with insert fireplace, cathedral ceiling and 2 large picture windows overlooking terrace and garden

CORRIDOR (3.5 m2) leading to downstairs

BEDROOM 1/OFFICE (12.5 m2)

SHOWER ROOM (6.5 m2) with double basin and shower

BEDROOM 2 (12.2 m2)

FIRST FLOOR - with sloping roof

MEZZANINE (23 m2) ideal for office or family area, overlooking the living room

BEDROOM 3 (19.3 m2)

BEDROOM 4 (8.15 m2)

BEFROOM 5 (12 m2)

SHOWER ROOM (5.5 m2) with shower, double basin and WC

OFFICE/STORE ROOM (4.85 m2) with hot water tank

OUTSIDE

GARAGE/UTILITY ROOM with electric doors, and side doors to both the dining area and the terrace.

TERRACE in front of the living room, with covered area and overlooking the large, mature garden with far-reaching views.