

## Riverside property with main house, versatile party hall & land



## INFORMATION

Town:	Sablé-sur-Sarthe
Department:	Sarthe
Bed:	5
Bath:	2
Floor:	249 m2
Plot Size:	9457 m2



## IN BRIEF

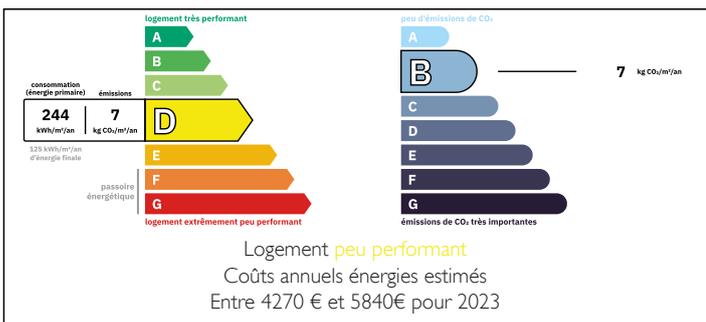
This charming riverside property combines classic character with exceptional space and versatility, set in a peaceful environment just minutes from a lively town.

The main house is bright and welcoming, with the main reception room opening onto terraces overlooking the river. Bedrooms are well distributed between the ground and first floors, including a master with ensuite shower.

The independent 230 m<sup>2</sup> party/reception hall offers exceptional flexibility for hosting events, running a business, or creating guest accommodation. Its terrace and waterfall provide a unique setting.

The property is close to Sablé-sur-Sarthe, a historic town with shops, restaurants, schools, sports facilities, and a marina. The TGV provides fast access to Le Mans, Paris, and Angers.

## 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

Set in a peaceful riverside environment, this character property offers a rare combination of charm, space, and versatility, with a main house, a large independent party/reception hall, and just under 1 hectare of land bordered by the Sarthe river.

The main house, dating back around 100 years, offers approximately 250 m<sup>2</sup> of living space with high ceilings and exposed beams throughout. The slate roof and traditional structure give the property its classic appeal. Heating is provided by a combination of a wood stove, electric radiators, and a reversible heat-pump. Drainage is non-conforming. The house benefits from new electric gates, wooden fencing suitable for horses, an attached garage, and cellar.

On the ground floor, the spacious entrance hall/dining room leads to a fitted kitchen and a large sitting room featuring a wood stove and wide windows overlooking the river. A wrap-around terrace extends from the living room, offering multiple viewpoints over the gardens and water. All ground-floor rooms have direct access to the outside, creating a seamless connection with the terraces and gardens. The ground floor also includes two bedrooms, a bathroom, a dedicated laundry room, and a separate WC.

Upstairs, the first floor provides three/four bedrooms, including a master bedroom with its own ensuite shower room. The remaining bedrooms are served by a family bathroom, along with a separate WC, offering comfortable accommodation for family and guests.

The second building is a large, versatile party/reception hall of around 230 m<sup>2</sup>, insulated and heated. It features a bar with...

## LOCAL TAXES

**Taxe foncière: 2398 EUR**

**Taxe habitation: EUR**

## NOTES