

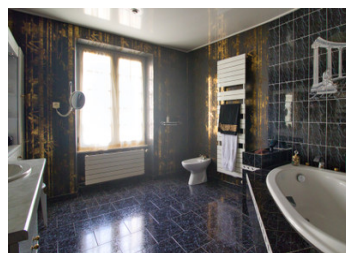
## Elegant 6-bedroom townhouse with garden and private river access in central La Flèche



EXCLUSIVE

## INFORMATION

Town:	La Flèche
Department:	Sarthe
Bed:	5
Bath:	3
Floor:	336 m <sup>2</sup>
Plot Size:	984 m <sup>2</sup>



## IN BRIEF

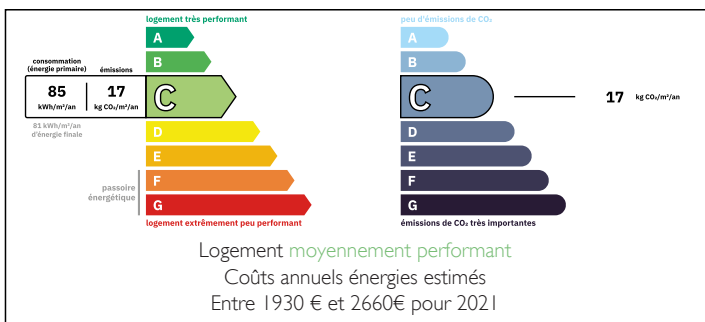
Located in the heart of La Flèche, this elegant 19th-century townhouse offers approximately 336 m<sup>2</sup> of living space, with a rare enclosed garden of around 980 m<sup>2</sup> and private access to the river at the bottom of the garden. Set in one of the town's most sought-after streets, it is within walking distance of shops, schools and amenities.

La Flèche lies between Le Mans and Angers (approx. 45 km), with TGV access from Le Mans to Paris in under 1 hour, giving an overall journey time of around 2h15–3h. Tours airport is approximately 70 km away. The town is known for its renowned zoo and prestigious military college.

Ferry ports including Caen and Le Havre are reachable in approximately 2.5 to 3 hours.

Combining space, character and a central yet green setting, this is a versatile home suited...

## ENERGY - DPE



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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.



## DESCRIPTION

This character townhouse, dating from the 19th century and restored in the 1990s, retains many original features including terracotta floor tiles, marble fireplaces, moulded ceilings and a vaulted stone cellar.

### GROUND FLOOR:

Entrance hall

Main living room

Kitchen with open connection to living areas

Second lounge / reading room with working stone fireplace

Study or dining room

South-facing veranda (approx. 34 m<sup>2</sup>), air-conditioned and opening onto the terrace

WC with wash basin

### FIRST FLOOR:

Four bedrooms (each approx. 15 m<sup>2</sup>)

Spacious study/extra bedroom

Bathroom (approx. 13 m<sup>2</sup>)

Shower room (approx. 7 m<sup>2</sup>)

Two separate WCs

### SECOND FLOOR:

Large bedroom with dressing room/study (approx. 27 m<sup>2</sup>)

Shower room with WC

Open-plan space of approx. 80 m<sup>2</sup> offering significant potential (additional bedrooms, games room, studio, workspace, etc.)

### OUTSIDE:

South-facing terrace of over 65 m<sup>2</sup> with stone barbecue

Enclosed and landscaped garden of approx. 980 m<sup>2</sup>

Two masonry outbuildings

Covered porch allowing parking for two vehicles

At the end of the garden, a private gate gives direct access to the river. This area is currently overgrown (notably with bamboo), but offers clear potential to create an attractive riverside setting.

## LOCAL TAXES

Taxe foncière: 2831 EUR

Taxe habitation: EUR

## NOTES