

Spacious 5-bed village house with grand proportions, large garden and excellent potential

EXCLUSIVE



INFORMATION

Town:	Aubigné-Racan
Department:	Sarthe
Bed:	5
Bath:	3
Floor:	239 m2
Plot Size:	0 m2

IN BRIEF

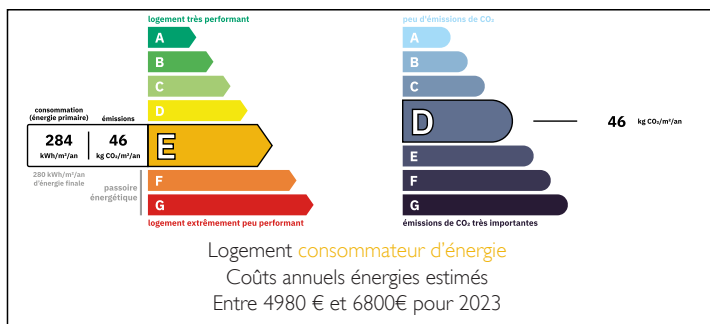
A surprisingly spacious village property offering 239 m² of habitable space, five bedrooms and three generous living/reception areas, set in a peaceful garden of 2,760 m² (approx. 0.68 acres). The house would benefit from redecoration and updating but offers excellent potential, together with a garage and several useful outbuildings.

Despite its central Aubigné-Racan location, the garden feels private and green, with lawns and mature trees. Shops, schools, sports facilities, village park and railway station are all within walking distance, with rail connections to Le Mans and Tours. The A28 is around 9 km away and Tours Airport approximately 50 km.

The property is connected to mains drainage, with gas-fired central heating supplemented by a wood-burning stove and a DPE energy rating of E. The enclosed grounds, gated parking and garage also



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

The house has an interesting L-shaped layout, combining a taller, traditional townhouse facing the road with a lower, characterful longère-style wing extending along the garden. The two sections are interconnected, with the longère retaining exposed beams in the spacious kitchen/living area and converted attic above. Two separate staircases serve the upper floors, creating generous and flexible accommodation throughout.

On the ground floor, the kitchen/living area measures 45 m², with a separate dining room of 25 m² and sitting room of 25 m². The entrance hall (7.39 m²) contains the main staircase and gives access to a separate WC. Off the kitchen/living area is the boiler room (9 m²), while a veranda and utility room provide further practical space.

The main staircase leads to the first floor, where there are two bedrooms. The first (14 m²) has an en-suite bathroom of 11 m², while the second (20 m²) has its own WC and washbasin. There is also a 3 m² storage room, offering potential for an additional bathroom.

On the second floor, within converted attic space, are two further bedrooms measuring 13 m² and 12 m² habitable (18 m² and 16 m² floor area), together with a 4 m² shower room.

A separate staircase from the kitchen/living area leads to the converted attic within the longère wing, providing approximately 45 m² habitable (62.52 m² floor area). This comprises the fifth bedroom, a shower room with macerator WC and a very large dressing room, potentially suitable as a sixth bedroom....

LOCAL TAXES

Taxe foncière: 1492 EUR

NOTES