



Excellent 4 Bed House for Sale in Vire en Champagne Pays de la Loire France



Στοιχεία μεσίτη

Όνομα:	Niall Madden
Όνομα εταιρείας:	Esales Property Limited
Χώρα:	United Kingdom
Experience since:	2002
Τύπος υπηρεσίας:	Selling a Property
Specialties:	
Property Type:	Apartments
Τηλέφωνο:	
Languages:	English
Site:	https://esalesinternational.com

Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 398,735.98

Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Pays de la Loire
Πόλη:	Vire-en-Champagne
Ταχυδρομικός κωδικός:	72350
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Esales Property ID: es5555234

Le Moulin
Vire en Champagne
Pays de la Loire
72350
France

An extraordinary opportunity to own Le Moulin (The Mill), a magnificent 500-year-old stone farmhouse set on nearly four hectares of lush countryside in Vire-en-Champagne, Pays de la Loire. Built over five centuries ago, this historic estate harmoniously combines authentic French heritage with modern comfort, having been lovingly restored over the past twenty years to like-new standards. Constructed of natural stone, warm timber, and traditional stucco, the home features fully insulated walls and floors, a roof



completely replaced just seven years ago, and custom double-glazed windows and doors crafted by local artisans.

Approaching the property along a quiet country road, a quaint hillside chateau signals your arrival at the estate. A large driveway offers ample parking for at least three vehicles, leading around to a charming stone path and the main entrance. You are welcomed into a large ground-floor dining room anchored by a traditional wood-fired oven, perfect for cooking evening meals or entertaining guests. Adjoining this room is a practical pantry leading into a spacious cellar with abundant room for wine and utilities. From the landing, the ground floor continues into a recently renovated room with a wood-paneled ceiling and bare stone walls—ideal as a guest room or lounge—along with another expansive living space and a large bathroom featuring a walk-in shower, toilet, and sink.

The stairs lead up to the main floor, the true heart of the home. Here, a sliding door opens into a vast living room boasting smooth stucco walls, exposed beams, rich wooden parquet flooring, and a powerful wood stove capable of heating the entire level. This floor hosts a sunny bedroom with an en-suite bathroom complete with a shower, bath, and vanity, as well as an adjacent room accessible via double doors that can function independently or join to form a grand bedroom suite. A further stone-walled room with parquet flooring serves as an ideal home office or fourth bedroom. The kitchen is equipped with dishwasher, induction hob, oven, and custom wooden cabinetry hand-crafted by local artisans, flowing into a secondary dining room complete with its own cozy wood stove. Above, the expansive attic spans the entire footprint of the main floor; because the roof was recently renewed and thoroughly insulated, this space is primed for conversion into extra guest quarters.

Surrounding the house is nearly four hectares of private fields, pastures, and woodland that create a peaceful, self-contained ecosystem. A small, meandering river flows through the grounds, attracting diverse local wildlife including kingfishers, herons, squirrels, foxes, and deer. Multiple large storage sheds and hangars across the property have also been recently updated with heavy, handmade oak doors. Positioned just ten minutes from the motorway, twenty minutes from a direct train station to Paris and Nantes, and forty-five minutes from the historic city of Le Mans, this property offers an enchanting sanctuary within easy reach of regional attractions, chateaux, and major transport hubs.

ABOUT THE AREA

Vire-en-Champagne is a charming, peaceful commune situated in the Sarthe department of the Pays de la Loire region in western France. Nestled in a scenic countryside environment, this small village epitomizes classic French rural life with its historic stone houses, rolling green landscapes, and agricultural roots.

Historically centered around traditional farming and livestock, Vire-en-Champagne retains a serene atmosphere that appeals to those seeking tranquility away from busy urban centers. Its well-preserved local church and surrounding historic structures showcase the timeless architectural heritage typical of the Sarthe region.

Positioned near the neighboring town of Sable-sur-Sarthe, the commune balances secluded countryside living with access to essential regional amenities and historic chateaux. The area offers ample opportunities for outdoor activities, including peaceful walking trails, cycling through farmland, and



exploring nearby waterways.

Despite its rural setting, Vire-en-Champagne is well-connected via major regional transport routes linking to the nearby cities of Le Mans, Angers, and Laval. This strategic position makes it an attractive retreat for visitors and residents wanting to experience the authentic lifestyle of the Pays de la Loire region.

Nearest Airports

* Rennes-Saint-Jacques Airport (RNS): -105 km (approx. 1 hour 15 minutes by car). A primary regional airport offering connections to major destinations across France and western Europe.

* Tours Val de Loire Airport (TUF): -110 km (approx. 1 hour 20 minutes by car). Serves European seasonal and regional flights.

* Nantes Atlantique Airport (NTE): -150 km (approx. 1 hour 35 minutes by car). The largest international gateway in the Pays de la Loire region, providing extensive domestic and international flight services.

MAiN FEATURES:

- * 220m² of living space
- * 35000m² plot
- * 4 Bedrooms
- * 2 Bathrooms
- * Stunning Views
- * Private Parking
- * Private Garden
- * Close to essential amenities such as supermarkets and pharmacies
- * Close to many excellent bars and restaurants
- * Great base from which to discover other fantastic areas of France
- * Many excellent sports facilities, walking and cycling areas nearby
- * Rental Potential through Airbnb and Booking.com

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Tenanted: Ναί

Κοινά

Κρεβατοκάμαρες:	4
Μπάνια:	2
Τελειωμένα τετραγωνικά πόδια:	220 τ.μ
Μέγεθος αυλής:	35000 τ.μ

Utility details

Heating: Ναί

Lease terms



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