



## Detached House with Landscaped Garden



### Information de l'agent

Nom:	David Evans
Nom de compagnie:	Cle France Ltd
Pays:	Royaume-Uni
Expérience since:	
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Téléphone:	+44 (1440) 820-358
Languages:	English, French
Site web:	<a href="https://clefrance.co.uk">https://clefrance.co.uk</a>

### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 237,347.2

#### Location

Pays:	France
État/Région/Province:	Pays de la Loire
Ville:	Saint-Victeur
Indicatif régional:	72130
Soumis:	31/03/2026

#### Description:

We offer this high-quality, single-story house, completely renovated and boasting attractive features.

A property where all you have to do is unpack your bags.

You will be charmed by its beautiful and very pleasant living space, organised around a large, bright open-plan area comprising the living room, lounge, and a lovely kitchen open to the dining room.

The house has a programmable pellet stove which currently heats the entire house, providing comfort and energy savings.

The sleeping area consists of three bedrooms.

Outside, you will enjoy a pergola, ideal for sheltered evenings in a peaceful setting.

The property is situated on a fenced plot, which includes a timber-framed garage in addition to the attached garage. A 28 sq m attic offers excellent potential for expansion.



This is a pleasant house to live in, ideal for those seeking peace and comfort.

Please do not hesitate to contact us for further information.

The department of Sarthe is located in the Pays de la Loire region, it is a sparsely populated rural department, half of the inhabitants live in the city of Le Mans and its surroundings.

Landscapes here are diverse and include beautiful valleys, mountains and woodland; it is an idyllic location for nature lovers. It is bordered by the Orne, Eure-et-Loir, Loir-et-Cher, Indre-et-Loire, Maine-et-Loire and Mayenne departments.

In the centre of Sarthe, Le Mans is famous for the 24hr car race. Sable sur Sarthe and La Fleche are the two main economic centres after Le Mans, a visit to La Fleche Zoo is recommended.

The climate is better than Normandy and Brittany and differs from the south to the north of the department, hazy and slightly chillier to the north, milder and dryer in the south where the land is good for wine-growing.

We at Cle France specialise in Property for sale in France through our network of Agents and French Registered High Street Estate Agents. We have sold thousands of houses for sale in France over the years and have helped many find and buy their dream home in France.

We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.

All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.

Indeed please feel free to use the 'MAKE AN ENQUIRY' tab above to ask us any questions you have about buying a property in France. Our UK based enquiry office and staff will guide you through the entire buying process step by step from your first contact right up to taking ownership and beyond, all free of charge.

So when you buy through Cle France you can be confident that you are paying no more than the standard commission rates you would pay anyway, but you have the added benefit of a bi-lingual support team.

For everything you need to know about French property visit [www.clefrance.co.uk](http://www.clefrance.co.uk)

## **Commun**

Chambres:	3
Salle de bains:	1
Dimesions du lot:	1119 m <sup>2</sup>



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**Lease terms**

Date Available:

**Contact information**

IMLIX ID:

IX8.294.752

