



## Beautifully Renovated House with Character



### Ügynök információ

Név:	David Evans
Cégnév:	Cle France Ltd
Ország:	United Kingdom
Experience since:	
Szolgáltatás típusa:	Vásárlás vagy eladás
Specialties:	
Property Type:	Apartments, Houses
Telefon:	+44 (1440) 820-358
Languages:	English, French
Weboldal:	<a href="https://clefrance.co.uk">https://clefrance.co.uk</a>

### Hirdetés részletei

Ingatlan:	Eladó
Ár:	USD 287,765.75

### Elhelyezkedés

Ország:	France
Állam/Régió/Tartomány:	Pays de la Loire
Irányítószám:	49640
Feladta:	2026. 02. 10.

#### Leírás:

Discover this beautiful, carefully renovated period house offering a generous living space (173 m<sup>2</sup>), ideal for a family seeking a warm, functional, and adaptable home. A secluded, enclosed garden with a terrace, well, and numerous outbuildings is a real bonus in the heart of the village. This house is designed for family life, where everyone can enjoy their own space:

On the garden level: a living/dining room (with plenty of natural light), a fitted and equipped kitchen, a WC, a bedroom with an en-suite shower room, a dressing room, and a laundry room.

On the 2nd and 3rd floors: 4 comfortable bedrooms, bathroom, toilet, all with a particularly cozy atmosphere. A bonus room completes the space to meet your needs for remote work, a creative workshop, or a playroom.

Outside, there is an enclosed garden, gate, covered area, garage, workshops, etc.

Double-glazed windows.

Electric heating & wood-burning stove (with heat distribution system).



Energy Performance Certificate (EPC) rating C.

Apologies for the triangle overlay on the images, this particular agent is in a very competitive sector and wishes to protect their images from being copied. If you want to see clean images of this listing simply Make an Enquiry and we will respond.

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)

## **Gyakori**

Hálósobák:	5
Fürdőszobák:	2



Telekméret: 465 nm

## Utility details

Heating: Yes

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX8.167.203

