



## Period Property in Rural Village



### Informazioni sull'Agente

Nome:	David Evans
Nome della ditta:	Cle France Ltd
Nazione:	United Kingdom
Experience since:	
Tipo di servizio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 425,908.24

### Posizione

Nazione:	France
Stato / Regione / Provincia:	Pays de la Loire
Città:	Saint-Leonard-des-Bois
Cap:	72130
Pubblicato:	27/01/2026

### Descrizione:

We are offering for sale a beautiful 1870s property, located in a small village near the Alpes Mancelles, with shops and schools.

This 19th-century property is distinguished by its spacious rooms and carefully preserved character, set on a 1500m<sup>2</sup> plot of walled garden.

- Ground floor: you will be charmed by the large entrance hall leading to the main living areas, including a fitted and equipped kitchen with a dining area, a welcoming dining room with a wood-burning stove, and a living room with a fireplace. This level also includes a WC with a washbasin, a cellar, and an outbuilding.

- Upper floors: are dedicated to the sleeping area and offer five spacious bedrooms, an office, a bathroom, a shower room, and a separate WC. The size of these rooms (between 14 and 35 sq m) allows for comfortable living for a family, easily accommodating friends, or even a bed and breakfast project.

A renovated outbuilding of approximately 15 sq m with bathroom facilities, separate from the main



house, completes the property.

Barn adjoining the property, well.

For any information or to arrange a viewing, please contact us today.

Apologies for the For Sale 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.

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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.

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



## Comune

Camere da letto: 5  
Bagni: 2  
Dimensione del lotto: 1529 mq

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX8.094.379

