



## Detached Country House with Landscaped Garden



### Informazioni sull'Agente

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### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	EUR 441,000

### Posizione

Nazione:	France
Stato / Regione / Provincia:	Pays de la Loire
Città:	Saint-Leonard-des-Bois
Cap:	72130
Pubblicato:	03/03/2026

### Descrizione:

We offer for sale this architect-designed house ideally located in the heart of the Alpes Mancelles, in a privileged natural setting with unobstructed and commanding views.

Built on a superb plot of 20,570 m<sup>2</sup>, this property offers a rare living environment, combining space, tranquility, and immediate proximity to numerous hiking, trail running, and mountain biking trails.

The house offers generous living spaces and a functional layout.

- Ground floor: you will find a bedroom with a private sitting room, a bathroom, a spacious and bright living/dining room, and a fitted kitchen.

- First floor: features a library leading to three additional bedrooms and a bathroom.

A conservatory of approximately 30 m<sup>2</sup> pleasantly extends the living space outdoors. A tiled workshop of approximately 150 sq m, a 40 sq m cellar, and a summer kitchen equipped with a wood-fired oven and barbecue complete the property.



Features include an air-to-air heat pump with reversible air conditioning, a thermodynamic water heater, a water softener, and fibre optic internet.

- Outside: the wooded grounds include an orchard with numerous fruit trees, a sheepfold, and a 31-meter artesian well.

A rare find in this area, ideal for nature lovers and those who appreciate wide open spaces.

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

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.



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## Comune

Camere da letto: 4  
Bagni: 2  
Dimensione del lotto: 20570 mq

## Room details

Indoor Features: Fitted kitchen

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX8.229.940

