



## Beautiful Character Detached Country House



### Emlakçı Bilgisi

|                   |   |
|-------------------|---|
| İsim:             | David Evans   |
| Şirket Adı:       | Cle France Ltd  |
| Ülke:             | United Kingdom  |
| Experience since: |   |
| Hizmet tipi:      | Selling a Property  |
| Specialties:      |   |
| Property Type:    | Apartments, Houses  |
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| Languages:        | English, French   |
| Web sitesi:       | <a href="https://clefrance.co.uk">https://clefrance.co.uk</a> |

### İlan Detayları

|            |                |
|------------|----------------|
| İçin mülk: | Satılık        |
| Fiyat:     | USD 451,792.92 |

### Konum

|                      |                        |
|----------------------|------------------------|
| Ülke:                | France                 |
| Eyalet/Bölge/ Şehir: | Pays de la Loire       |
| Şehir/İlçe:          | Saint-Leonard-des-Bois |
| Posta kodu:          | 72130                  |
| Yayınlandı:          | 03.03.2026             |

### Açıklama:

We are offering for sale a rare property located in the heart of a privileged natural setting, in the highly sought-after area of Saint-Leonard-des-Bois.

Discover this magnificent stone property with a slate roof, fully restored in 2014, offering 216 m2 of living space on 2 hectares of land.

The living room, the true heart of the house, is bathed in light thanks to its three large bay windows and spans 84 m2, featuring a warm and inviting living/dining room with a wood-burning stove.

The separate, fitted, and fully equipped kitchen combines functionality and a welcoming atmosphere.

The property offers four bedrooms, including a ground-floor bedroom with an en-suite shower room, perfect for single-level living, and three upstairs bedrooms with parquet flooring, adding charm and comfort. This property benefits from recent and efficient equipment such as an air-to-water heat pump, a micro-station wastewater treatment system, fibre optic internet, RJ45 sockets, a robotic lawnmower, and a 4,000 L rainwater harvesting system, as well as a double open garage.

The house is very well maintained and has been completely renovated; no work is required: all you have



to do is move in.

An ideal setting for nature lovers.

Situated on 2 hectares of meadow, this property is ideal for keeping horses or developing a nature-based project. You will enjoy unobstructed views of the countryside and an authentic bread oven, adding even more charm to the property.

A rare find in the area, combining authenticity, generous living spaces, and modern comfort in an exceptional setting in the Alpes Mancelles.

For more information or to arrange 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



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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)

## Genel Bilgiler

|                  |          |
|------------------|----------|
| Yatak odası:     | 4        |
| Banyo:           | 2        |
| Arazi Büyüklüğü: | 26070 m2 |

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX8.229.877

