

House, gîte and natural swimming pool, with beautiful views

EXCLUSIVE

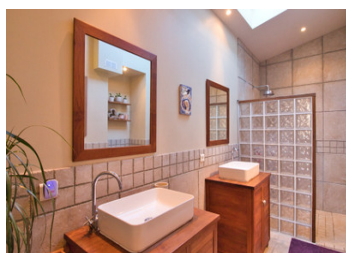


INFORMATION

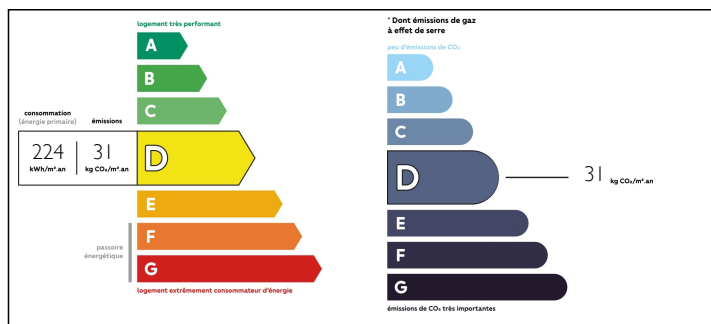
Town:	Sarcé
Department:	Sarthe
Bed:	6
Bath:	3
Floor:	206 m2
Plot Size:	19428 m2

IN BRIEF

Two separate houses, set in beautiful countryside, with large plot of land. It is set in almost 2 hectares of land, with picturesque nooks and crannies including a natural swimming pool and limestone caves. The views over the valley, and the village church, are truly stunning. The beautifully appointed main house accommodates 10 guests, and there is a private glade with decking for a yurt. The owners' house has one bedroom, but another could easily be added. Sarcé is a friendly little village, and a variety of shops, bars and restaurants are available in Pontvallain and Mayet, both 6 km away. This is the heart of the pretty Loir Valley, with easy access to the famous châteaux, vineyards and riverside towns. 37 km to Le Mans, with its famous 24 Hour race track, and fast trains to Paris. 70 km to Tours airport, with regular Ryanair flights to Stansted. And the ferry...



ENERGY - DPE



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Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



LOCAL TAXES

Taxe foncière: 900 EUR

NOTES

DESCRIPTION

This property has to be visited to fully appreciate the tranquility and magical setting. It is reached along a small track, and one feels one is entering a different world as soon as one drives through the gates.

LARGE HOUSE (currently the gîte) - 125 m²

Roof in good condition (2004), oil central heating and wood stove, double glazing. Character exposed beams. Septic tank, waiting for report.

GROUND FLOOR: Stable doors to ENTRANCE HALL (2.7 m²)

BOILER ROOM

SHOWER ROOM (7.4 m²), with double basin, WC and walk-in shower

KITCHEN (19 m²), fitted units, sink, plumbing for washing machine and dishwasher, window overlooking valley

LIVING ROOM (31 m²), with feature fireplace with wood stove, circular staircase to first floor, and door to downstairs bedrooms, door and window overlooking valley.

BEDROOM 1 (15.3), ensuite BATHROOM (5.5 m²) with basin, WC and corner bath, and adjoining BEDROOM 2 (9 m²)

FIRST FLOOR: LANDING (4 m²)

BEDROOM 3 (15.5 m²) with feature beams and split-level floor

BEDROOM 4 (8 m²)

BEDROOM 5 (8 m²)

OWNERS' HOUSE (81 m²)

Roof in good condition. oil central heating and wood stove, double glazing.

GROUND FLOOR:

KITCHEN (20 m²), recently fitted, combining sleek modern lines with rusticity of wood

LIVING ROOM (30 m²), with hall area including wood stove - large open space, with 2 entrance doors, renovation to be completed. A downstairs bedroom could be sectioned off. Stairs to first floor with feature exposed stone wall.

BATHROOM (6 m²) with WC, bath and basin