

Beautiful, fully renovated country house near Le Mans with garden, outbuildings and 6 acres of land

EXCLUSIVE

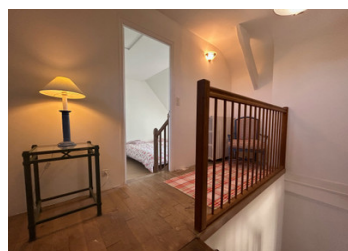


INFORMATION

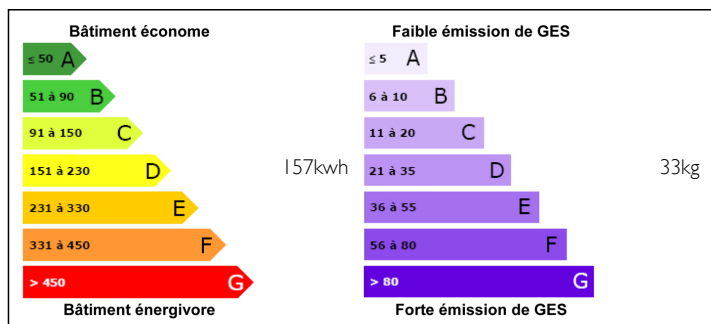
Town:	Joué-en-Charnie
Department:	Sarthe
Bed:	2
Bath:	2
Floor:	188 m2
Plot Size:	27440 m2

IN BRIEF

Nestled in the Sarthe, a region of beautiful hills, valleys and woods, this lovely, fully restored French country cottage has all the charm of a 16th century house with the benefits of modern living. Set in almost 7 acres of land, the house has gorgeous views in all directions and provides perfect peace and privacy while being near the lively city of Le Mans, famous for the 24-hour classic car race. Paris is 1 hour away by TGV, the chateaux of the Loire are 90 minutes by car, Mont St. Michel is 2 hours by car and Normandy is an easy day trip. This beautiful home has efficient underfloor electric heating in the eat-in modern kitchen and separate elegant dining room, oil heating throughout, town water supply and fibre optic. All together it is a delightful blend of modern and traditional in the most charming setting. The huge adjacent barn is...



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.



NOTES

DESCRIPTION

On the ground floor:

Entrance (20 m²) with access to the (wine) cellar.
Salon (38 m²) with an original fire place leading to a delightful downstairs study (13m²)
Dining room (22 m²) with a wood burner and French doors leading to the garden in the front of the house.
English style kitchen (25 m²) with vaulted ceiling, large windows and double doors overlooking pristine green fields and mature gardens, including an orchard.

First floor:

2 spacious, bright bedrooms (26 m² and 10 m²) with en-suite bathrooms and a landing with storage cabinets. The master bedroom has an adjacent bathroom (8 m²) with WC and the smaller bedroom has an en-suite shower room (4 m²) with WC. The large bedroom could easily be divided into two separate bedrooms.

Outside:

The large stone outbuilding of 130 m² is divided into three sections and has a large attic space. There is also a little outbuilding (29 m²) very useful for storing garden tools.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>