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## Longere with a Secret Garden

Le Lude , Sarthe , Loire Valley



# €350,000

inc. of agency fees

5 Beds 2 Baths 270 sqm 1.1352 ha

Nestled onto the outskirts of a pretty village, this spacious longere property provides an ideal place to relax and unwind. Plenty of space inside and out for family and guests.

### At a Glance

<b>Reference</b>	MFH-LOR1824	<b>Near to</b>	Le Mans	<b>Price</b>	€350,000
<b>Bed</b>	5	<b>Bath</b>	2	<b>Hab.Space</b>	270 sqm
<b>Land</b>	1.1352 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Nestled on the outskirts of a pretty Loir Valley village, this *longere* property set on an enclosed park provides an ideal place to relax and unwind. With excellent access to a choice of local market towns with all the necessary amenities and a spacious 3 acres plot, this large family home is beautifully presented.

## THE ACCOMMODATION

As soon as you enter the gated property onto the sweeping drive and see the house, you know you're in for

something special. The luminous vaulted ceiling of the imposing entrance hall, with its stairs up to the study (or bedroom if you wished) and selection of various doors, provides a central distribution point for this home.

To the left, you will discover the master bedroom, tiled floors, large south-facing windows and large bathroom (bath, shower & twin sinks) and a separate WC. Back across the hall you have the laundry room, wc, former gym and boiler room. The last door takes you to the vaulted sitting room with stairs to the galleried landing and stained-glassed windows. Continuing along the ground floor, we have a large (58 sqm) lounge with a working fireplace, beams and windows and doors overlooking the sun terrace.

Then comes the dining room with direct access to the large family kitchen. To the rear of the kitchen is the integral garage and storeroom with wine cellar. The galleried landing leads to a corridor providing access to 3 double bedrooms, a bathroom (bath and shower), and a separate WC.

## **OUTSIDE**

There's a large south-facing sun terrace, ornamental pond with fountain, well, workshop/bike store with attic, large barn (ideal for conversion if required) 110 sqm used as a games room and storage area in the former stable, well-maintained lawn and park with mature trees and plants and a vegetable patch.

## **ABOUT THE AREA AND ACCESS**

The property is located on the edge of a quiet rural village 5 mins drive from Le Lude on the Loir river. Roughly halfway between Tours and Le Mans an excellent location from which to explore the trappings of this famous and popular area of France. Autoroute access is a 10/15 min drive away, as are a number of large market towns (La Fleche, Chateau-du-Loir, Chateau-la-Valliere). Approx. 45 minutes to either Tours or Le Mans with their direct TGV links to Paris.

## Environment & Surroundings

Near Airport/Ferries?	✓
Near to Shops?	✓
Near to Schools?	✓
Public Transport?	✓

## And Before You Ask

Exposure:	South
Year of Renovation:	1980
Condition:	Very good
Heating System:	Central heating (oil)
Reason for selling:	Property too big / small
Condition of Roof:	Very good condition
Drainage:	Septic tank needs updating
Gas Supply:	Gas bottles for cooking
Property Tax:	€1529.00

## Summary

Property type:	Countryside house
Bedrooms:	5
Bathrooms	2
Price	€350,000

## Key Information

Year Built:	1800
Internal Area:	270 sqm
Land Area:	1.1352 ha
Floor:	2
How many Outbuildings:	2
Number of Fireplaces:	3

### Property Features:

- Lovely quiet edge of village setting
- 5 bedroom house
- 3 acre enclosed park/garden
- Great condition
- ideal location

Has a Wine Cellar	Yes
Has an Office / Study?	Yes
Has a Garden	Yes
Has a Terrace?	Yes
Has ADSL/Broadband?	Yes
Has Alarm	Yes

**Location: Loire Valley**





# Gallery















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**C. BAUER – Sunday Times**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

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