COLDWELL BANKER
EUROPA REALTY

House Parcé-sur-Sarthe 385 m²



SALE PRICE : 690 000 €

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DESCRIPTION

Coldwell Banker is pleased to offer for sale this magnificent property, situated 10 minutes from Sablé-sur-Sarthe, in the heart of a charming, lively village on the banks of the Sarthe.

We look forward to showing you this delightful home, which has stood the test of time and is quite unique: a beautiful garden, ideal for enjoying sunny days with family and friends, several reception areas and numerous bedrooms. Historically, three houses have been joined together, offering you a journey through different architectural eras.

The charm of the old, authentic thanks to its preserved materials, its impressive volumes and its practical layout make this a unique property. A first living room of over 60 m², a second with direct access to the terrace and the grounds, a dining area, a separate kitchen... You will enjoy 7 bedrooms and 5 bathrooms/shower rooms in the main part of the house, with some bedrooms being separate and secluded, offering a welcome sense of tranquillity. Every room is bright and invites you to relax, each offering a different view of the outdoors.

A triple-height, insulated attic space can be used for storage or as additional sleeping accommodation.

And what of the grounds, which, despite being situated right in the heart of the village, remain completely secluded and hidden from view. There is direct access to the river at the rear of the property. Ideal for walks along the water's edge, on foot or by boat!

Finally, a two-car garage offers three additional bedrooms, a shower and a toilet on the upper floor. Usually used in the summer months, the addition of electric heating will make them usable all year round.

An outbuilding for storing garden tools or a lawn tractor is also included in the property, as well as a large, dry cellar, ideal for storing bottles or even for DIY projects with a workshop area.

A truly timeless property, suitable as either a main residence or a holiday home.

Would you like to create wonderful family memories for years to come? A viewing is a must.

Estate agent's fees payable by the buyer.
Information on the risks associated with this property is available on the Géorisques website: www.georisque.gouv.fr

Translated with DeepL.com (free version)

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FEATURES

Property type:	House	Area:	385.0 m²	Number of rooms:	11 rooms
Number of bedrooms:	7 bedrooms				

Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr

ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): D 191

Greenhouse gas emissions (GHG) index: C 22

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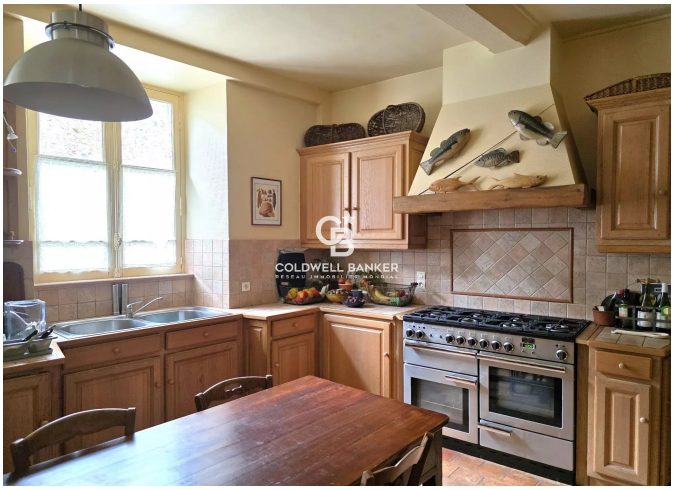

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