



House with character

AUBIGNE RACAN (72)

399 000 €*

* Agency fees to be paid by the seller



196 m²



7 pièce(s)



4 chambre(s)

PROPERTY DESCRIPTION

On the edge of Anjou, in Sarthe, between Tours and Le Mans, I invite you to discover this very pretty property. We are in Aubigné-Racan, a nice little town with ancient Gallo-Roman remains 2h30 from Paris. In the heart of a flowered and well-kept garden stands a beautiful house from the beginning of the 20th century. The owners have taken care to preserve and restore the remains of this residence. Woodwork, original parquet floors, cement tiles, ceilings with moldings, marble fireplaces, entrance door awnings...all the ingredients are present for lovers of authenticity. On the ground floor, a very beautiful entrance serves a living room, a large bright living room (crossing) as well as a pretty fitted and equipped kitchen with terrace access. It should be noted that the kitchen furniture was decorated by a painter. Let's not forget the toilets that are fit for a king! (A must see). On the 1st floor, there are currently 2 large bedrooms, 1 large office, a dressing room and a small library. It is quite possible to arrange 4 beautiful bedrooms. On the 2nd floor, you can access a large space with bedroom and office (approximately 40 m²) as well as a convertible attic. The basement of the house has a cellar, a boiler room and a workshop for handymen. Outside, you will happily discover a studio consisting of a bedroom with shower room as well as 2 independent garages. Gardening lovers will not be left out since a beautiful well-equipped shed completes the property. Very nice amenities await you in this property. Les honoraires sont à la charge du vendeur.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr.

**** ENGLISH SPEAKERS:** please note that Capifrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our Capifrance website directly. We look forward to finding your dream home!



Sabine THIBAUT

SOUVIGNE (37330)

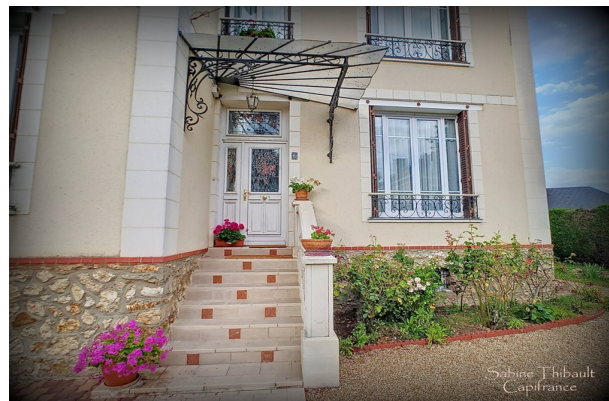
Agent

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Courts service city :
TOURS

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LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 824617

Property type House with character

Year of construction 1920

Exposure TRAVERSANT

View Vue sur Jardin, sur Village

SURFACES

Living space 196 m²

Living room surface 28 m²

Land surface 879 m²

COMPOSITION

Number of rooms 7

Number of bedrooms 4

Number of bathrooms 1

Toilets count 2

Washrooms 1

Terrace 1

DPE/GES

DPE 235

GES 45

APPENDIX

Parking couvert

Parking space 2

Garage 2

Cellar 1

Videophone Non

SERVICES

Heater gaz

Kitchen aménagée