

GETTING PREPARED

This is an offline template to help you to type in or write down the information about your property for sale. If you have selected the option “iVendre creates your web page”, fill in this form either by using Adobe Reader or by hand, and scan it then send it by email to lequipe@ivendre.com or print it and put it into the post and send it to us at iVendre, Les Tinières, 72150, Sarthe Courdemanche, France.

You can fill it in on your screen using Adobe Reader DC on your PC, Laptop or tablet. Check if you have the Adobe Reader DC (Acrobat)App  on your device. If not, go to your App Store or download it by clicking on <https://get.adobe.com/reader/?loc=uk>

How to Save or Print the Template

PC or Laptop

Click inside the document when it appears on your screen and click on the Save button, or the Printer button (if you are going to handwrite on the form). If Saving, the name of the document is “iVendre Webpage Template”. Please note down the location of where it is being saved so you can open it in Acrobat / Adobe Reader (you can of course change the folder to save in to, if necessary, before finally saving). Click on the Save button.

Tablet

Tap on the Action button in the top right  for iPad and select the “Save to Files” icon or  for other tablets and select Google Drive or, if offered, select Adobe Reader. Instead you can tap on the printer if you are going to handwrite on the form.

Steps to Filling in this template

PC or Laptop

If it is not already open, start your Adobe Reader App on your device and click on My Computer, then on the Browse button to locate the folder where you saved the document. Open the iVendre Web Page Template. Click on **Tools** in the Adobe Reader menu and click on **Fill and Sign**. Click on **Ab** on the toolbar and click in each box to type in the information. Continue to do this for all the boxes, unless you are asked to use the ✓ (e.g. Diagnostic of Energy Information). Select the ✓ on the menu bar. When you have finished click on File on the menu bar at the top and Save As... Click in the File name box and click at the end of the word Template. Type in your surname and the date e.g. ivendre-web-page-template-Jones-Feb2019 and click on Save. You can select print from within Adobe Reader to print out your completed document.

Tablet

If it is not already open, start Acrobat (Adobe Reader DC) App on your device, tap on Files and open the iVendre Web Page Template. Tap in the Pencil icon and select the **Fill and Sign** option. Tap on **Ab** (or T) on the toolbar and tap in each box to type in the information. Continue to do this for all the boxes, unless you are asked to use the ✓ (e.g. Diagnostic of Energy Information). Select the ✓ on the menu bar. When you have finished tap on Done or Save. You can then select print from within Adobe Reader.

Photos / Floorplan

We recommend that, after you have saved your photos (and your floor plan in pdf format if you are purchasing our “iVendre Creates your Web Page” option), you upload them to <https://wettransfer.com> sending to our email address, lequipe@ivendre.com . If you are sending this template by post, you could send the photos etc. on a non-returnable USB pen drive or CD.

GETTING PREPARED

Enter your Name, Email address, Full Property Address and telephone number below:

Name:

Email Address:

Telephone Number:

Full Property Address:

Property Summary and Price Excluding Agents Fees

Example Summary text

Price 100.000€ excluding Agency Fees. 209m². 4 bedrooms (1 on the ground floor), 2 bathrooms (1 ensuite), dining room, kitchen, living room with a woodburner, utility room, basement. Full oil-fired central heating and hot water. The property is well equipped and maintained to a very high standard. A beautiful garden with a summer house and above ground pool. 2100m² of grounds. Outbuildings, cave and garage.

ENTER YOUR SUMMARY TEXT BELOW

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Ground Floor

The Main Entrance

Example text

10m², 6.14m x 1.63m. Solid wooden entrance door into the hall 2.5m x 2.2m with storage cupboards under the stairs. The stone staircase has oak treads and leads to the first-floor landing.

YOUR MAIN ENTRANCE TEXT

The Main Entrance

Kitchen

Example text

15m², 5.3m x 2.8m. Leading off the entrance hallway is the fully integrated kitchen. Solid oak units with a pale cream work top and under wall unit lighting. Electric oven, hob (with three gas burners) and an extractor hood. White resin sink, built in fridge, dishwasher, cupboard for microwave and even a separate pull out compartment for your baguettes! The floor has Italian pale grey tiles (for continuity, these extend to all the ground floor) and there are multiple electric sockets and a phone connection. The kitchen is open plan to the dining room, and both have exposed beams.

YOUR KITCHEN TEXT

Kitchen

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Living Room

Example text

23m², 4.4m x 5.2m. Large family room with a wood burning stove in original tufa stone fireplace. Neutral wall colour, ceramic tiled floor, telephone point and both French and English television points. The room has a double aspect view with original windows and shutters to one side and large sliding doors leading to the garden, so it is a light and airy room. The thick walls are stone and tufa making it cosy in the winter and cool in summer. Efficient electric wall heater for back up heat to the wood-burner. Many electric sockets with central and wall lights.

YOUR LIVING ROOM TEXT

Living Room

Dining Room

Example text

22m² 4.3m x 5.2m. Open plan from the kitchen gives access to the bright and sunny dining room with dual aspect views of the garden and courtyard. All windows are double glazed. Ample room for large dining table and as an extra lounging area.

YOUR DINING ROOM TEXT

Dining Room

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Downstairs Bedroom

Example text

19m², 5.5m x 3.5m. From the hall there is a downstairs bedroom. Double glazed sky light and window overlooking the front drive. TV point, numerous sockets and heater.

YOUR DOWNSTAIRS BEDROOM TEXT

Downstairs Bedroom

Bathroom

Example text

15m², 2.8m x 5.3m. A large family bathroom comprising bath and hand-shower, toilet and hand basin, double glazed skylight and radiator. White tiles and cushion flooring.

YOUR BATHROOM TEXT

Bathroom

WC

Example text

3m², 1m x 3m. WC with top flush. Handbasin. Parquet Flooring. Radiator

YOUR WC TEXT

WC

GETTING PREPARED

First Floor

Staircase & Landing

Example text

Staircase leads from the hall to a large landing with built in storage and window overlooking the garden. Here there is an office area with all the necessary electric sockets, telephone point and Internet connection.

YOUR STAIRCASE & LANDING TEXT

Staircase & Landing

Master Bedroom

Example text

24m², 4.5m x 5.3m. This is a large sunny room with a skylight and double-glazed windows overlooking the garden. The exposed original beams retain the character of the room. There are TV connections (both French and English) and lots of sockets. Radiator.

YOUR MASTER BEDROOM TEXT

Master Bedroom

Ensuite Bathroom / Shower Room

Example text

15m², 2.8m x 5.3m. Spacious ensuite bathroom with enclosed shower unit, Jacuzzi bath, hand basin and suspended toilet in white. Fitted unit with lit mirror. Heated towel rail. There are white tiles and the room is decorated with ceramic floor tiles. Radiator.

YOUR BATHROOM / SHOWER ROOM TEXT

Ensuite Bathroom / Shower Room

GETTING PREPARED

Bedroom

Example text

24m², 4.5m x 5.3m. This is a large sunny room with a skylight and double-glazed windows overlooking the garden. The exposed original beams retain the character of the room. There are TV connections (both French and English) and lots of sockets.

YOUR BEDROOM TEXT

Bedroom

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YOUR BATHROOM / SHOWER ROOM TEXT

Ensuite Bathroom / Shower Room

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Basement

Example text

15m², 2.8m x 5.3m. A very useful equipped Laundry, plenty of electrical sockets. Central Heating boiler

YOUR BASEMENT TEXT

Basement

The Grounds & Outbuildings

Example text

Land area xm²

Barn and Workshop that leads to the external store room, with freezer, washing machine and water heater.

Chicken coup (currently used as a log store), Cave, Large garage xm² xm x xm to fit two vehicles in tandem. Storage space and window to the front. Solid construction with tiled roof.

The beautiful, enclosed gardens (approx. 0.75 hectares) are mainly laid to lawn with a variety of trees and shrubs. There is a spring fed pond and stream, a summer house and above ground pool. The summer house is at the end of the garden for those quiet moments with a good book.

There are iron gates (with entry phone) and gravel drive. The garden also has lighting which is very pretty at night.

YOUR GROUNDS AND OUTBUILDINGS TEXT

The Grounds & Outbuildings

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Complementary Information

Example text

XXX is a village in the Department called Sarthe situated 50km south-east of Le Mans and 57km north of Tours. There is an excellent butcher, bakery, bar/restaurant, Post Office, hairdressers, village shop, garage, Doctors surgeries, pharmacy, a primary school, three leisure lakes which include jet –ski and fishing, sports pitch, and Church. The village is bordered by a few hectares of the wine appellation Jasnières and has its own winemakers. There is also the religious community of Providence whose buildings and the chapel, built from 1820 to 1900, form an excellent example of the evolution of architecture in the 19th century. Five minutes away is La Chartre sur le Loir with many shops and restaurants, a supermarket, petrol station and carwash. Here you will also find the famous Hotel de France with its historic associations with the Le Mans 24 hour race. Within 20 minutes you arrive at the huge Bercy Forest with walking and cycling routes.

YOUR COMPLEMENTARY INFORMATION TEXT

Complementary Information

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Property Details

Accommodation Area	m ²	Land Area	m ²
Number of Bedrooms		Number of Bathrooms	
Number of Garages		Garages Area	m ²
Number of Outbuildings		Outbuildings Area	m ²
Do you have environmental ratings (DPE)? Yes / No		Latest Tax Foncière Amount €	
Link to Video of your property e.g. in YouTube			

Diagnostic of Energy Information (Please SELECT THE TICK on the Adobe Reader Menu)

Energy Class (Please tick)

A	B	C	D	E	F	G	None
Enter Actual Energy Rating			kw/m ² per year				

Greenhouse Gas Emissions (Please tick)

A	B	C	D	E	F	G	None
Enter Actual GES Rating			kg/m ² per year				

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Features / Items included (Please SELECT THE TICK on the Adobe Reader Menu)

ADSL Internet	Air Conditioning	Balcony
Barbeque	Cellar	Central Heating (electric)
Central Heating (gas)	Central Heating (oil)	Central Heating (Town Gas)
Convactor Heaters	Covered parking	Dishwasher
Dryer	Fibre Internet	Fireplace
Freezer	Fruit Trees	Garden
Laundry	Lawn	Mains drainage
Off-mains drainage	Oven	Pond / lake
Refrigerator	Satellite Dish	Secure Parking
Swimming Pool (above ground)	Swimming Pool (in ground)	Terrace
Washing machine	Well	Workshop

Add more feature items below

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Additional Information not covered in this document

