

Fabulous 4 bed house & 3 gites with pool, proven income, close to Bagnoles de l'Orne set in over 3 acres

## EXCLUSIVE



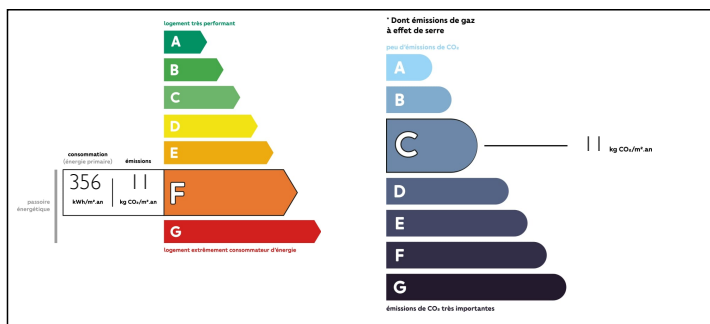
## INFORMATION

Town:	Madré
Department:	Mayenne
Bed:	12
Bath:	6
Floor:	408 m2
Plot Size:	12960 m2

## IN BRIEF

Fantastic opportunity to purchase an established successful business including 3 gites, a 4 bed farmhouse and swimming pool all set in just over 3 acres of land. Situated in a quiet setting in the beautiful Mayenne countryside this is an ideal property if you're looking for a business opportunity as part of your move to France. Within easy distance of all the local places of interest including the spa town of Bagnoles de l'Orne with it's casino and great restaurants, the Andaine forest, and Le Mans. Cross Channel ferries 1.5 hours, Caen

## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

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.



## DESCRIPTION

### MAIN HOUSE

Lounge 6 x 5.3m – Bright sunny room with 2 sets of double doors, woodburning stove, tiled floors and stairs to first floor.

Cloakroom with tiled floor, sink and toilet

Utility Room sink unit and plumbing in place for washing machine

Office/Study 3.7 x 3m – with tiled floor and built in cupboards

Kitchen/Breakfast Room 6 x 5.4m – Spacious bright kitchen with newly fitted units and central island and tiled floor

Dining Room/Hobby room 6 x 4m – with two sets of double doors, tiled floor and woodburning stove

First Floor –

Landing with tiled floors and exposed beams leading to:-

Bedroom 1 5.8 x 3.8m – with tiled floor, velux windows and door to modern en-suite shower room

Bedroom 2 3.2 x 2.7m – Tiled floor, picture window and Velux, exposed beams

Bedroom 3 5.8m x 2.7m – Tiled floor, velux window

Bedroom 4 bright room with plenty of windows to let in the natural lights, walk in dressing room with shelving and rails

En-Suite Shower Room 2.1 x 1.7m – with tiled floors, corner shower, toilet and sink

Family Bathroom 3.8 x 1.7m – Tiled floor, velux windows, bath, sink, corner shower and toilet

### GÎTE 1 :

Ground floor –

Lounge/Dining Room 5.8 x 5.7m – with woodburning stove, double doors to front and rear, tiled Floor and stairs to first...

## LOCAL TAXES

Taxe foncière: **1482 EUR**

## NOTES