

UNDER OFFER - Charming 15th century stone house in a quiet village setting

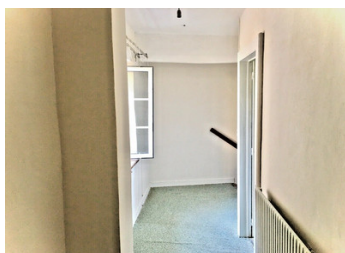


INFORMATION

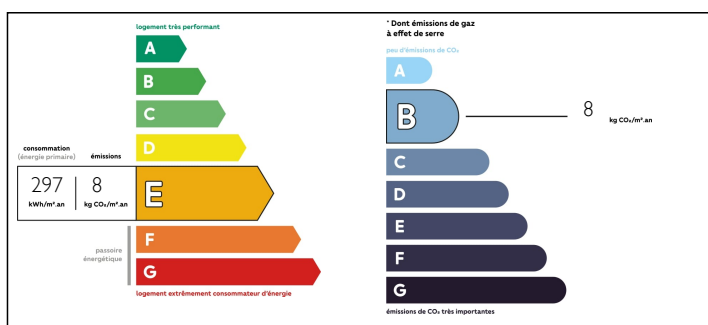
Town:	Blandouet-Saint Jean
Department:	Mayenne
Bed:	3
Bath:	1
Floor:	125 m2
Plot Size:	100 m2

IN BRIEF

Delightful 15th century village house, originally part of a 'logis/forteresse' in a quiet, friendly village in the Pays de la Loire. The house has been recently updated by the present owners to provide comfortable living accommodation with 3 bedrooms. Newly rewired, it also boasts a new wood pellet central heating system and a wood burner in the living room as an additional source of heating. Upstairs there is a large attic space (approximately 40m2) that could be converted to provide additional accommodation.



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

This charming house would make a lovely home or holiday home with good rental potential and an excellent base for anyone visiting the 24 hour race circuit at Le Mans. It is well placed in a central location 3 hours west of Paris, 40 minutes west of Le Mans and 2 hours south of the Normandy coast with daily ferries to the UK. The international airports of Nantes, Tours and Rennes are all approximately 1.5h by car and there are good, fast rail links to Paris and the south of France from Le Mans.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

NOTES