

Detached 4-bedroom stone village house set in large grounds and numerous outbuildings.



## INFORMATION

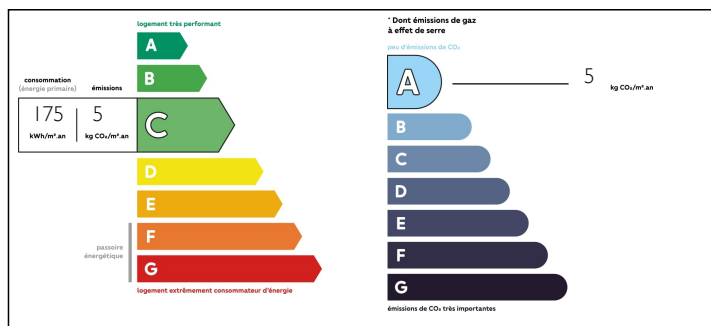
Town:	Averton
Department:	Mayenne
Bed:	4
Bath:	2
Floor:	135 m2
Plot Size:	2841 m2

## IN BRIEF

Stone house in the heart of the Mayenne in a village, close to a town with amenities. Detached stone village house with four bedrooms and a bathroom. Attic. Fitted and equipped kitchen, lounge/dining room, shower room, utility room, cellar, conservatory and workshops. Set in large grounds with wooden double garage with metal roof and attic and numerous outbuildings. Large workshop, shed, vegetable garden, courtyard and driveway. Well.



## 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 village house comprises:

- on the ground floor: a fitted and equipped kitchen, a lounge/dining room, a shower room, a utility room, a cellar, a conservatory and a workshop.

- First floor: four bedrooms and a bathroom. Attic space.

Outside: double garage with attic, large workshop, shed, wooden garage with metal roof, vegetable garden, courtyard and driveway. A well. An outbuilding for renovation below the property.

Potential to increase the living space accessing third floor attic room and conversion of the workshop within the main house structure and accessible from the living room.

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

## NOTES