

Traditional farmhouse for renovation with multiple outbuildings and over 1.5 acres of land close to La Guerche de Bretagne



INFORMATION

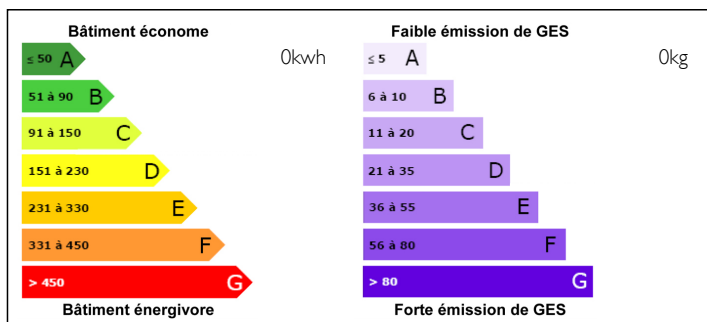
Town:	BRAINS SUR LES MARCHES Mayenne
Department:	Mayenne
Bed:	1
Bath:	1
Floor:	65 m2
Plot Size:	7281 m2



IN BRIEF

Interesting renovation project on the Brittany/Mayenne border comprising a partially renovated stone farmhouse, currently with one bedroom and an array of outbuildings for agricultural use. Situated on the edge of the quiet village of Brains sur les Marches about 8 minutes from the nearby market town of La Guerche de Bretagne.

ENERGY - DPE



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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

A renovation project with plenty of potential comprising:

Stone farmhouse with all rooms on the ground floor comprising:

- + Large room of approx 40m² with some tiling to the floor
- + Second room of approx 25m² with an enormous feature stone fireplace
- + Bedroom of approx 12m² to the rear of the property
- + Shower rooms (without fittings)
- + Open plan utility room to the rear of the main large room

There is a loft currently accessible externally over the top of this part of the stone farmhouse with the potential for conversion.

Adjacent and attached to the farmhouse are the old stables with boxes and some structural work required to this part of the property.

- Outside there are numerous outbuildings including:
- + Stable block with a larger loft area
 - + Block constructed closed hanger with concrete floor of about 120m²
 - + Open barn

Contained within the land of over 7200m² is a small pond.

This is a renovation project. Some work has already been made but it will be necessary to undertake some significant works including windows, wiring, plumbing and drainage but there is the opportunity to create a beautiful home from the works that have already been done.

Situated on the edge of the village of Brains sur les Marches this is within a very short distance of the major market town of La Guerche de Bretagne

NOTES