

3 bedroom detached house set in 25000m2 of great land of Mayenne countryside, in need of an internal refresh

EXCLUSIVE



## INFORMATION

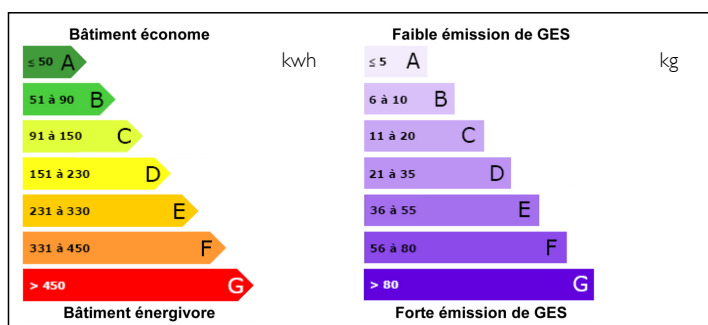
Town:	Madré
Department:	Mayenne
Bed:	3
Bath:	1
Floor:	92 m2
Plot Size:	24499 m2

## IN BRIEF

Set in the quaint Mayenne countryside in a peaceful hamlet, this property is blessed with 25000m2 of prime farmland. It is ideal for animals, and there is the possibility for the land to be built upon, so it is suitable for new builds. The house itself is a typically french pavilion from the later 20th Century, with 3 bedrooms, a kitchen and living room. The interior is in need of a makeover. A well, barn, ancient oven and a rare freshwater spring also can be found on the property - although the outbuildings are in need of major structural work. This property offers a great blank canvas opportunity with an abundance of land for the dream rural french lifestyle. The location benefits from being in a private setting, yet close to towns within easy reach of local amenities - the medieval market town of Lassay les Chateaux is a 10 minutes...



## 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

Set in the quaint Mayenne countryside in a peaceful hamlet, this property is blessed with 25000m2 of prime farmland. It is ideal for animals, and there is the possibility for the land to be built upon, so it is suitable for new builds. The house itself is a typically french pavilion from the later 20th Century, with 3 bedrooms, a kitchen and living room. The interior is in need of a makeover. A well, barn, ancient oven and a rare freshwater spring also can be found on the property - although the outbuildings are in need of major structural work. This property offers a great blank canvas opportunity with an abundance of land for the dream rural french lifestyle.

The location benefits from being in a private hamlet setting, yet close to towns within easy reach of local amenities - the medieval market town of Lassay les Chateaux is a 10 minutes drive, the spa town of Bagnoles de l'Orne is 15 minutes away, the ferry port at Caen is 1H30 drive and Paris is just under 3H.

The real attraction of this property, along with its location, is the 2,4 hectares (6 acres) of land. The majority of the plot is grassland, formerly used as an agricultural field, that is described as rich and fertile land. The land offers an array of commercial, lifestyle or leisure opportunities. The house sits in a now overgrown corner of the property, amongst several fruit trees, opposing the other...

## LOCAL TAXES

**Taxe foncière: 525 EUR**

## NOTES