

Farm Complex with spacious house and a multitude of outbuildings in over 21 hectares. 11km from beautiful Ambrières les Vallées and 22 km from Mayenne town. ...



## INFORMATION

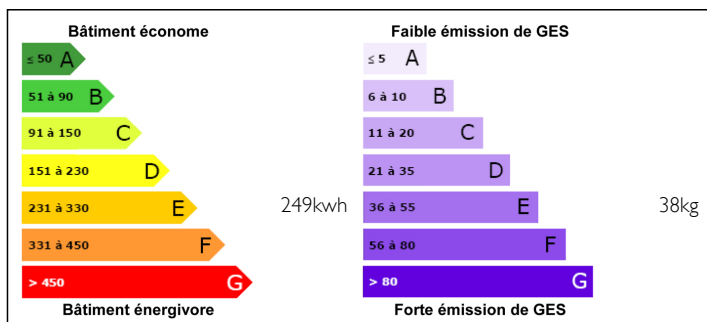
Town:	SOUCE
Department:	Mayenne
Bed:	5
Bath:	2
Floor:	160 m2
Plot Size:	217300 m2



## IN BRIEF

Currently a working dairy farm with a large detached stone five bed character farmhouse retaining much character and many original features . Numerous outbuildings including a dairy and several large hangars ideal for cattle, horses or other livestock. The land is currently used for a dairy herd and comprises of flat grazing. A peaceful rural location between Domfront and Mayenne. Ferries and airports within two hours. St Malo and Dinard airport around 118km. Caen 125km.

## 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

A rare opportunity to purchase a stunning farmhouse, with granite outbuildings, agricultural buildings, over 19 hectares of pasture and 2 hectares of orchard. This property sits in beautiful countryside, surrounded by cider farms and quaint villages.

Built in 1570, the main farmhouse is a wonderful family home full of warmth and character. The open plan kitchen/diner, of 40m<sup>2</sup> with an oak fitted kitchen, also has a sitting area next to the stunning granite fireplace. An original tomette tiled floor and a magnificent central beam are just some of the many original features that have been retained. There is a grand main dining room that has beamed, vaulted ceilings of 27m<sup>2</sup>, a further fireplace and underfloor heating. A mezzanine with a guest bedroom and ensuite are accessed via a solid wood staircase. On the ground floor is also an office, pantry, utility room, central heating room, shower room with WC and cellar.

Up the hand made bespoke oak staircase is a fabulous bedroom area of 38m<sup>2</sup>. It has kept the two original alcôves that both house double beds for guests and family. An ensuite, large windows, huge fireplace and original parquet flooring add to its charm. Another two good- size doubles and a single are also found on this floor as well as a family bathroom with double hand basins, bath and overhead shower. There is a WC located next to this.

A large attic space takes up the third floor and is ideal for...

## NOTES