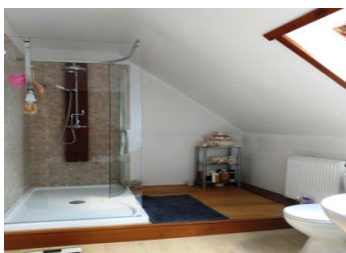


**UNDER OFFER** Delightful 8 bedroom property (3 in house 5 in apartments) in 9000m offering possibility to earn



## INFORMATION

Town:	Saint-Martin-de-Connée
Department:	Mayenne
Bed:	8
Bath:	4
Floor:	365 m2
Plot Size:	9228 m2



## IN BRIEF

**UNDER OFFER** A very spacious property which, was run as a successful business and sold with cutlery, crockery, linen furniture etc comprising a large house of 192m2 floor space, three separate apartments and a studio currently used for teaching. It has huge potential to earn money or can be a very tranquil home. The barn is 172 m2 too so plenty of room to convert or use for storage or for workshops. With nearly a hectare land there is space to graze animals. After a day of activity here there are superb views over the rolling countryside of Mayenne to enjoy. It is at the very end of a lane with no passing traffic, so you could enjoy the hot tub relaxing without fear of being disturbed. Decorated and maintained to a high standard and including most of the furniture this property can be enjoyed from day 1 as...

## 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.



## NOTES

## DESCRIPTION

### Main House

#### Sold Furnished

Centrally heated by wood fired stove in the winter which heats radiators and hot water. Supplemented by electricity to heat the water in summer.

Insulated and double glazed

### Ground Floor

Kitchen/Dining room : a large room of 32 m2 with wood burning stove, oven, gas hob and well equipped kitchen. A large farmhouse table makes this room ideal for those long evenings with friends. Above is a mezzanine. A door leads through to the living room and another to the corridor with staircase. Windows over the courtyard garden.

Living Room : A comfortable room of 28.5 m2 with windows over the courtyard garden. A log burner and a central heating radiator

Corridor : 8.7 m2 with a staircase to the first floor and doors to the second living room, toilet, and to the utility room

Living room 2 : Currently used as an office this room of 20 m2 has a hardwood floor, window over the garden and a central heating radiator

Toilet : 1.9 m2. The second living room could possible be converted into a bedroom if a ground floor bedroom is needed. The ground floor toilet would be very useful in that case

Utility room : 16.5 m2 housing the hot water tank and central heating expansion tank

### First Floor

Mezzanine : 32 m2 has views down on to the kitchen diner and doors to the three bedrooms and family bathroom

Bedroom 1 : 24.4 m2 is a large bedroom with velux windows and a gable end window over the...