

**SORRY, This property has now had an offer accepted on it.**



## INFORMATION

Town:	Saint-Aignan-de-Couptrain
Department:	Mayenne
Bed:	1
Bath:	1
Floor:	65 m2
Plot Size:	4393 m2



## IN BRIEF

PLEASE REQUEST MY FULL INTERACTIVE 360 DEGREE VIRTUAL REALITY TOUR TO FULLY APPRECIATE THIS PROPERTY. This renovated to a high standard 1 bedroom French cottage offers enormous potential. A separate stone barn that had been used as a workshop for the carpentry business of the former owner sits on a plot of 809m2 it could so easily be converted into spacious new living accommodation. Adjoining the barn/workshop/garage is a separate field laid to lawn with fruit trees of over 3340m2. This land could easily lend itself to all manner of camping/caravanning and a whole host of leisure purposes.

## 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

Situated on the Mayenne/Orne border set in the stunning national park on the outskirts of St Aignan De Couptrain (53250). Just a short drive to the lake beach at Ferté Macé and medieval Lassay les Chateaux, a 'petite cité de caractère.' and the elegance of the world famous spa town of Bagnoles de l'Orne with its casino overlooking the lake. The property is also near to the bustling medieval town of Mayenne.

This area is renowned for its outstanding choice of world class outdoor and country pursuits. From Cycling, walking, horse riding and everything in-between or maybe you just want to enjoy relaxing with a glass of wine (Or local Cider) and the superb food this region is famous for. Rest assured here there is always something on offer for everyone.

A superb local road and transport networks means you are under 30 minutes away from the major cities of Alençon and 45 minutes from Laval.

This property is easily accessible from Caen port 1.5hrs. Cherbourg and Dieppe ports 2.5hrs. Calais is around 4 hours. Rennes airport 1.5hrs Dinard airport 2hrs. Paris is around 2.5 hrs by car and access by high speed train to and from the centre of Paris in just over 1.5hrs is available at a selection of local stations all within a short drive drive.

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

## NOTES