

UNDER OFFER Attractive village house for renovation. Great project with lots of potential.

EXCLUSIVE



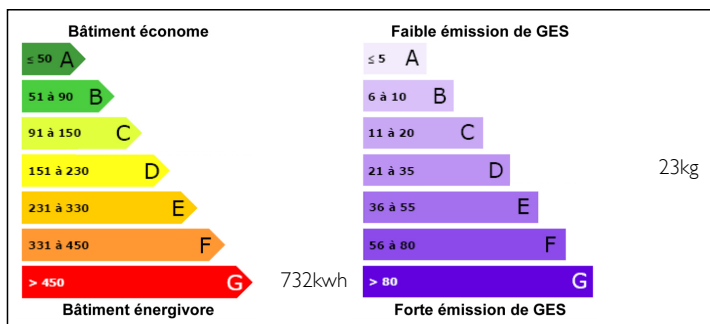
INFORMATION

Town:	Épineux-le-Seguin
Department:	Mayenne
Bed:	1
Bath:	1
Floor:	45 m ²
Plot Size:	175 m ²

IN BRIEF

Charming village house with lots of potential as a holiday home or gîte rural. Set within a private, walled garden in the heart of a small village, this little house is a gem, waiting to be discovered. Well positioned, it is only 2.5 hours drive from the Normandy coast and 2 hours by train from Paris. Airports at Tours, Nantes and Rennes provide easy access from the UK and other international locations.

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

The house opens onto a good sized living room with a fireplace, leading to an equipped kitchen and a bedroom. A small shower room is also on the ground floor. Although in need of renovation, the house is habitable allowing for work to be carried out little by little. Upstairs there is a good sized attic which could be converted to provide additional living space. Outside there is a garden shelter that the current owners use for storage but that could be used as a studio or workspace. There is also a good sized cellar under the house providing additional storage space.

This is a great opportunity to acquire a period property with a private garden at a realistic price. Fully converted it would make a charming home or rental property or a lovely lock up and leave French holiday home.

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

NOTES