

Fantastic opportunity to purchase 3 gites, a 4 bed farmhouse and outbuildings all set in 3 hectares of land.



## INFORMATION

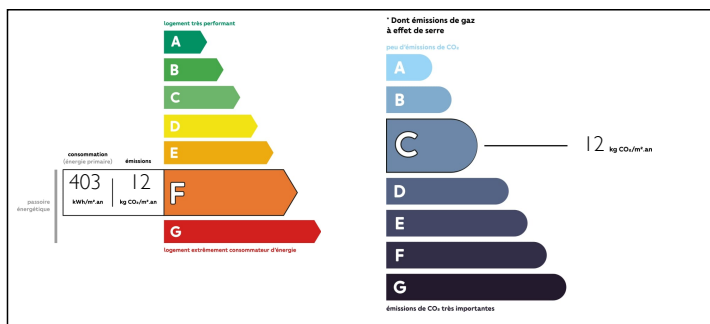
Town:	Colombiers-du-Plessis
Department:	Mayenne
Bed:	12
Bath:	8
Floor:	380 m2
Plot Size:	32300 m2

## IN BRIEF

Properties like this do not come on the market very often as this has so much to offer and in a very pretty location. 2 x 3 bed gites and a 2 bed gite being sold fully furnished, a 4 bed farmhouse in need of some work but offering great family accomodation and set away from the gites for privacy. Numerous buildings including a guest bar, hangar, studio, 2 bread ovens, 2 garages, storage barn and workshop. all this is set in over 32000m2 of land including private woodland, with a stream running through. Minutes from Gorron market town which you can walk to easily. Sat at the end of a private lane not overlooked and with no passing traffic. Surrounding countryside views . 1 hour to the coast and 1 hr 40mins to the ferry port . A day out in Paris? 35 minutes to the nearest train...

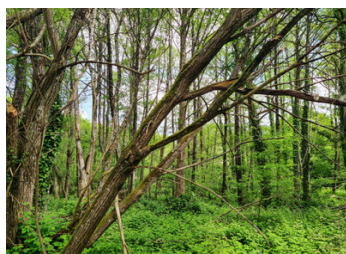


## ENERGY - DPE



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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

Gite 1; Large living room with tiled floor, exposed beams and central fireplace with woodburning stove. Fully fitted kitchen with range oven and all other white goods. Downstairs shower room with WC and storage cupboard. To the first floor are 3 good size double bedrooms and a family bathroom with WC.

Gite 2; Large living room with tiled floor, exposed beams, central fireplace with woodburning stove. Fully fitted kitchen with range cooker and all white goods. Downstairs shower room with WC. To the first floor there is a master bedroom with ensuite shower room and wc, 2 double bedrooms and a family bathroom with WC.

Gite 3; Cosy living room with central granite fireplace, wood burning stove and kitchen area. Downstairs shower room with wc. To the first floor there are 2 double bedrooms and a family bathroom with WC.

All gites are double glazed and have terraces to the front and courtyards to the back. They have access to large open land where there is an above ground swimming pool. An outbuilding has been converted into a bar and has an outside terrace where guests can relax.

Set back from the gites stands the farmhouse. From the entrance there is a large living room with dining area. Exposed beams and large granite fireplace. Fitted kitchen, utility and WC. Upstairs there are 4 double bedrooms (one en suite) that have wooden floors and large windows. The family bathroom needs to be put in as it was...

## NOTES