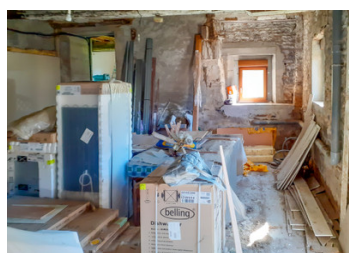


**UNDER OFFER** Renovation project for this character property with a garage and a west-facing back garden

**EXCLUSIVE**



## INFORMATION

Town:	Couesmes-Vaucé
Department:	Mayenne
Bed:	1
Bath:	1
Floor:	0 m2
Plot Size:	593 m2

## IN BRIEF

Nestled in Mayenne in the heart of a village near Couesmes-Vaucé, this charming stone character property has a lot to offer. Some renovation work has been done already (all the doors and windows are new and all have shutters). For the time being it offers 80 m2 over two floors but has the potential for 170 m2 (over two or even three floors). On the ground floor you enter a spacious living room of about 50 m2 (with enough room above it to create one or two floors) and a good size bright kitchen with direct access to the back garden. From the kitchen a wooden staircase leads you to the first floor where you have a room big enough to be your first bedroom and a shower room with WC. The house is not habitable as it is but it is easy to imagine how great it could be...

## 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

At the back of the house you have a very nice and fully enclosed south-facing garden with enough room for a veg patch and more.

Situated 2 km to the village of Couesmes-Vaucé, it is 10 km away from the market towns of Gorron or Ambrières-les-Vallées and not far from the natural regional Parc of Normandie-Maine. It is the right place to create a really special character family home. It is conveniently located near the castled town of Mayenne (20km) and Domfront-en-Poiraie and 58 km to the larger city of Laval (TGV access) and one hour to the coast. Cross Channel ferries (Caen Ouistreham) are 1h45 away.

Bags of potential, all doors and windows have all been replaced and all have shutters, septic tank, electricity and water on site

## LOCAL TAXES

**Taxe foncière: 94 EUR**

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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