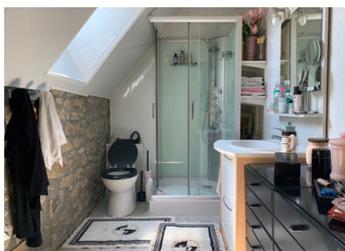


UNDER OFFER Character country property in peaceful, rural location. Outbuildings, garden and 10 acres of land



INFORMATION

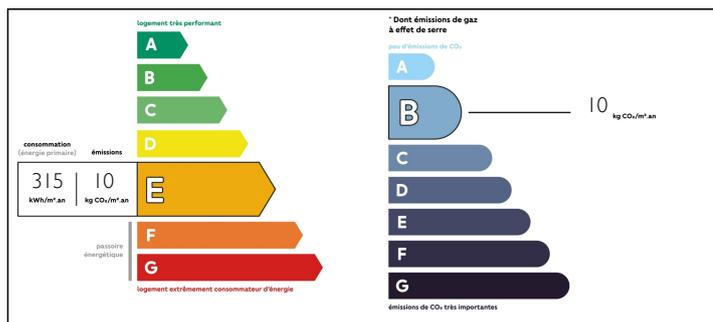
Town:	Sainte-Gemmes-le-Robert
Department:	Mayenne
Bed:	2
Bath:	2
Floor:	120 m2
Plot Size:	44411 m2



IN BRIEF

If you dream of a country retreat then this property could be just what you're looking for. Set in 10 acres of land the property was originally a collection of farm cottages in the heart of the Mayenne countryside. The present owners have lovingly restored the first two cottages, leaving plenty of opportunity for further development. An artist's paradise, it would be the perfect place to write a book or create a masterpiece, set up a smallholding, run a gîte business or a camp site. The possibilities are endless.

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 first two cottages provide comfortable, cozy living accommodation with wood burners, electric heating and double glazing. The present owners use well water but there is mains water to the property that could easily be connected. There is an original fosse that works efficiently but it would need to be updated to conform to current regulations. Much of the property has been re-roofed, with the exception of one or two of the cottages, presently uninhabitable.

In addition to the cottages there are two, uninhabited stone houses on the land, 2 workshops and 2 farm buildings, one used until recently for sheep. There is also a potting shed overlooking a vegetable plot with fruit trees and stunning views across the countryside.

Although it appears isolated, there are neighbours only a short distance away and several farms within walking distance. The property is 3.3 km from the nearby village of St Gemmes de Robert and 5.5 km away from the town of Evron, providing all amenities including supermarkets, bars, restaurants, doctors, schools and a weekly country market.

Centrally located, 1.5h north of the beautiful Loire Valley, with its numerous historic chateaux, the cities of le Mans, Angers and Mayenne are all within easy access. The Normandy coast is 2h away with regular ferries to the UK, and there are international airports at Rennes, Nantes and Tours all within 2h drive. Paris is only 1h by train from le Mans and the nearest local station is...

NOTES