

****under offer**** house with three adjoining houses in idyllic rural setting on 17.4 hectares and no neighbours.



INFORMATION

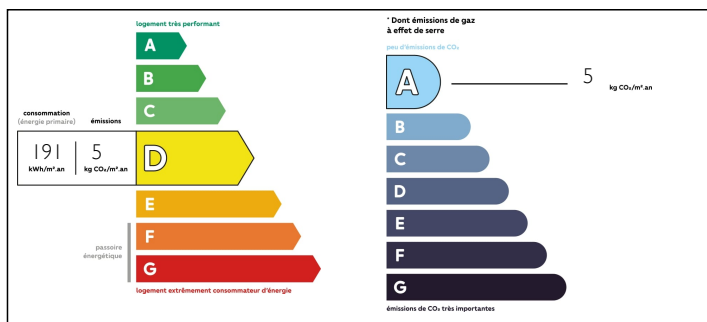
Town:	Lignières-Orgères
Department:	Mayenne
Bed:	11
Bath:	7
Floor:	339 m2
Plot Size:	174615 m2

IN BRIEF

Stunning manor house surrounded by 17.4 hectares (44 acres) of land with three other houses adjoining offering income possibilities. This is a rare gem not to be missed for those seeking the opportunity to live the good life in France. All four houses have been fully renovated including a brand new biomass boiler being installed for central heating and hot water. Comprised of a 6-bedroom manor house, two 1-bedroom cottages, and 3-bedroom house. Outbuildings include 2 stone barns, 2 agricultural sheds, and 4 store rooms (stonebuilt) Pastural land setting, a fully stock-fenced boundary, with lovely areas of woodland, a cider apple orchard, and polytunnel Perfect for small scale farming, smallholding or equestrian use. This is the heart of the countryside with no overlooking neighbours, panoramic views and direct access to village (800m away,) and to the nearest town which is a 7 minute drive.



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

Choose which property you wish to live in and holiday let the others:

1) 'The Manor House': (156m²) - This property sleeps up to 12 adults and is popular with families and groups of friends who holiday together. The property is very spacious and has a 'grand' feeling about it with huge windows and 3.6m high ceilings. There are beautiful 'fleur de lys' tiles in the entrance hall, with wooden floors running throughout the ground and first floor. The house has its own fenced garden to the front. The roof was fully replaced in 2020.

Ground floor:

- Entrance hall with an impressive wooden staircase and beautiful 'fleur de lys' tiled floor (14m²)
- Downstairs lavatory with basin
- Very large kitchen with farmhouse table and two ovens, perfect for catering for big groups (32m²)
- Lounge room (12m²)

First floor:

- 3 double bedrooms (24m², 11m², 10m²), each with their own ensuite bathrooms (2 ensuites with shower, basin WC, and 1 ensuite with bathtub, shower, basin and WC), wooden flooring throughout

Top floor:

- Communal games room (20m²)
 - Bathroom (shower, basin, WC)
 - 3 twin bedrooms (7m² each)
- Air source heating/ air con unit

2) 'Le petit gite': (48m²) This property sleeps up to 3 adults and was fully renovated in 2018.

- Kitchen/Dining room (26m²)
- Bedroom (one king size bed, one single bed - 22m²)
- Bathroom (large walk in shower)
- Air source unit which does both Air Con and heating
- Central heating
- Fenced garden

LOCAL TAXES

Taxe foncière: 1535 EUR

NOTES