

Fabulous traditional 4 bedrooms farmhouse with garden, near St Céneri-le-Gérei. Perfect for a holiday home !

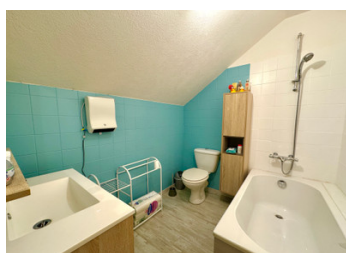
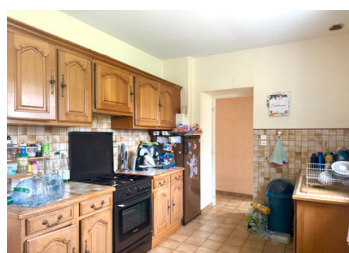
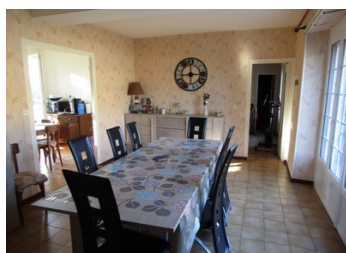


INFORMATION

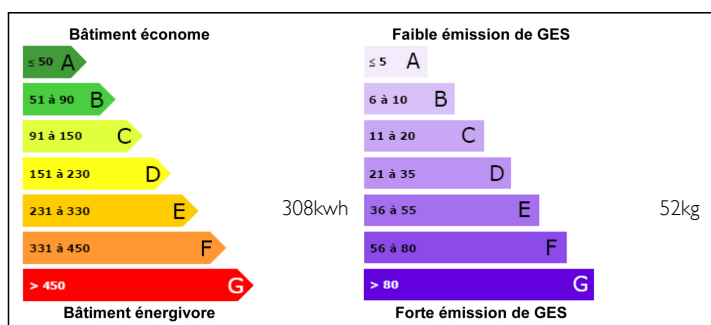
Town:	Saint-Pierre-des-Nids
Department:	Mayenne
Bed:	4
Bath:	2
Floor:	117 m2
Plot Size:	2780 m2

IN BRIEF

This charming traditional farmhouse is located in the Alpes Mancelles area, 5 minutes by car from the villages of Saint Céneri-le-Gérei and Saint Pierre des Nids (North Mayenne), where you'll find shops and services (bakery, butcher's, post office, school, etc.). Ideally located 2h30 from Paris and 1h30 from Caen by freeway (Ouistreham ferries)



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.



NOTES

DESCRIPTION

This pretty farmhouse, in need of updating, comprises, on the first floor, an entrance hall with cupboard, shower room, toilet, laundry room, bedroom and study. A luminous fitted kitchen, semi-open onto the living room, opens onto a terrace (with a small veranda) and lovely wooded grounds (apple, cherry, chestnut, etc.).

Upstairs, a wide corridor leads to three bedrooms and a bathroom with toilet.

A large garage/workshop, cellar and boiler room with access to the garden follow on from the building. An additional spacious bedroom could be created above the garage.

Outside, a gravelled courtyard at the front provides parking for several cars. A space to the side of the house is suitable for parking a camper van. To the rear, a large, enclosed, south-west-facing plot with no overlooking offers a beautiful view of the surrounding countryside. There's a well, a wooden garden shed, a henhouse and a shelter on a concrete slab.

Hot water is supplied by a hot-water tank. For heating, the house benefits from an oil-fired boiler and electric radiators upstairs. The windows, fitted with solar-powered roller shutters, are PVC with triple glazing at the rear and double glazing at the front. The house is connected to the fiber.

Some equipment (dishwasher, refrigerator) can be negotiated as part of the sale.

Don't hesitate to visit !

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