LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A26035DIB53 Price: 274 200 EUR

agency fees to be paid by the seller

Here's your chance to buy a COURTYARD FARMHOUSE in the Mayenne countryside.















INFORMATION

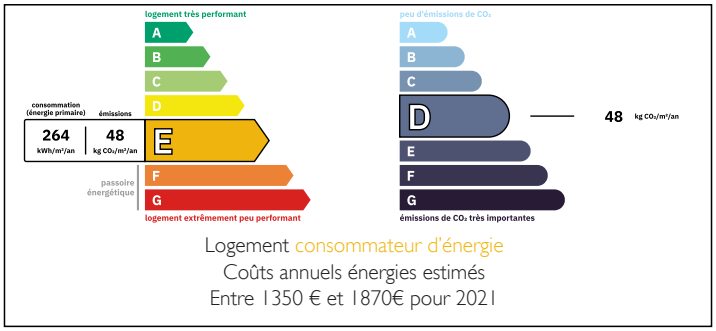
Town:	Champéon
Department:	Mayenne
Bed:	2
Bath:	2
Floor:	115 m2
Plot Size:	5700 m2

IN BRIEF

This delightful French style rustic farmhouse property is made up of a central dwelling house set around an open U-shaped courtyard along with several stone outbuildings on either side offering lots of space for storage, workshops, parking and more. All set in a tranquil rural setting and yet only 12 km from the town of Mayenne so you have the best of both worlds.

Floor plans and more photo's available.
Viewing highly recommended.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 1350 € et 1870€ pour 2021

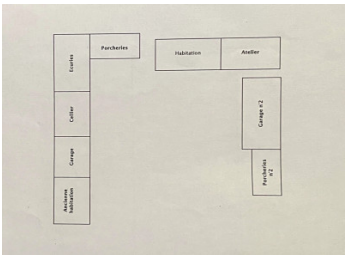
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Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.

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NOTES

DESCRIPTION

DWELLING HOUSE

The french style dwelling house (115 m2) is ready to move into with the possibility of refreshing or renovating according to taste.

The front door of the dwelling house opens up to a central hallway with doors leading to kitchen, living room, toilet, shower room and a staircase to the first floor.

On the ground floor:
- Living room (28 m2) with wood burner
- Shower room
- WC
- Staircase to first floor
- Fitted kitchen with all the necessary appliances and a door leading to a utility room
- Utility room with a door to the outside courtyard and an interior door that opens up to the boiler room
- Boiler room

On the first floor:
Hallway on the right leading to:
- Bedroom 1 (11,5 m2)
- Bedroom 2 (13,8 m2)
- Shower room with WC

and hallway on the left leading to:
- Room 3 : under renovation (35,2 m2)

SECOND HOUSE

To the left of the dwelling house renovations have started on the second house offering lots of potential (160 m2 - 5 spaces).

4 OUTBUILDINGS

Around the court yard there are 4 outbuildings offering plenty of space for storage, workshops, parking and more.

- Outbuilding 1 (80 m2) with a first floor. Adjacent to the right side of the main dwelling house.
- Outbuilding 2 (98 m2) with a partial first floor. To