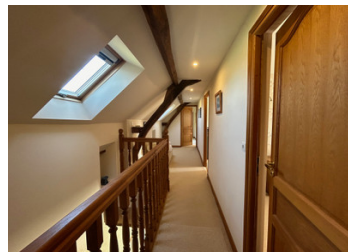


UNDER OFFER Beautifully restored 4 bed farmhouse in a rural setting near Le Mans.



INFORMATION

Town:	Torcé-Viviers-en-Charnie
Department:	Mayenne
Bed:	4
Bath:	3
Floor:	300 m2
Plot Size:	10927 m2

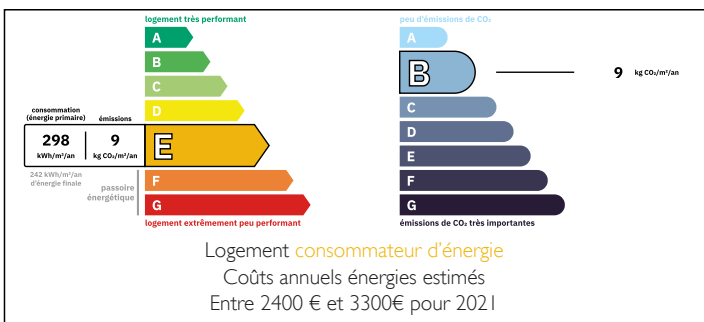
IN BRIEF

Beautiful stone farmhouse lovingly restored but retaining many of the original features. The South facing terrace offers spectacular, uninterrupted views over the garden and towards the fields and forest beyond. A summerhouse and two small, well stocked lakes complete the picture and provide the perfect place to unwind and watch the local wildlife.

Downstairs, the comfortable accommodation includes a large open plan living room and stylish kitchen, dining room and snug. Upstairs are 4 double bedrooms, 3 with ensuite bathrooms.

The property includes a drive-in open garage with space for 2 cars, with a door leading to a workshop and storage space (for up to 3 cars with an inspection pit for the car enthusiast) which then leads onto a full height barn storage area.

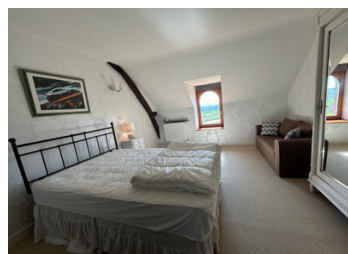
ENERGY - DPE



The property is 45 minutes from Le Mans, 2 hours

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.



LOCAL TAXES

Taxe foncière:

920 EUR

NOTES

DESCRIPTION

Downstairs a large 50 metre square lounge with superb wood burner opens onto a spacious kitchen with quality units, large gas hob, fitted microwave, oven and dishwasher. There is also a separate rear kitchen with washing machine and tumble dryer, and a separate WC.

Beyond the living room there is a snug, with original bread oven, patio doors and far-reaching field and forest views. A beautiful, separate dining room with seating for 10+ leads to a storeroom with water purification system and plenty of cupboard space.

Upstairs, via a stylish hardwood staircase, a spacious corridor with exposed oak beams and feature windows leads to 4 large bedrooms, 3 with quality en-suite bathrooms. One of the bedrooms opens onto a dressing room that could be transformed into a 5th bedroom. Another includes a small office space and could be used as a private, self-contained suite.

Outside there are fruit trees to the rear, outbuildings suitable to be converted into a small gîte (with option of separate driveway) and a pathway leading down to the lakes.

Attached to the house is a large barn (approximately 6 metres by 16 metres) with space for 2 cars and an enclosed workshop (6 metres by 9 metres) with a small sink, lots of work bench space with cupboards, an inspection pit and space for 3 cars. There is also further space at the front end of the barn which has access via large sliding doors.

Between the house and the barn...