

## Charming 3-Bed Stone House with Garden, Barn & South-Facing Terrace Near Bagnoles de l'Orne



## INFORMATION

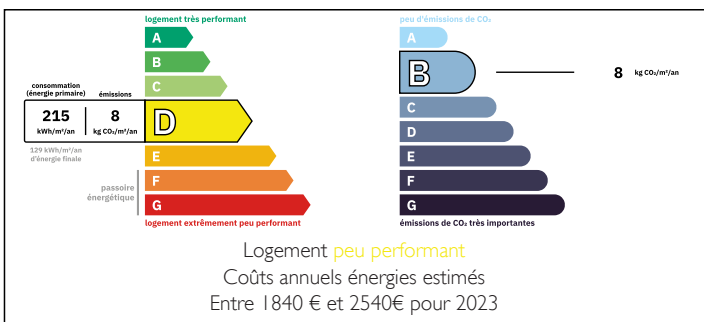
Town:	Madré
Department:	Mayenne
Bed:	3
Bath:	2
Floor:	131 m <sup>2</sup>
Plot Size:	4396 m <sup>2</sup>



## IN BRIEF

At the end of a pretty driveway lined with hydrangeas you will find this charming detached 3-bedroom house with south facing terrace, a good sized garden, a garage, large barn and more. This house is situated in a peaceful corner of Madré. Here you will find all the peace and quiet you want and yet at only 12 km drive you have the spa town Bagnoles de l'Orne which offers restaurants, boutiques and entertainment. More photos and information available. Viewing highly recommended.

## 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

Step into your own slice of French charm with this gorgeous stone house, set on a generous plot with flowering borders and serene green views.

The ground floor features:

- A bright and spacious 30 m<sup>2</sup> living room with tiled floors, exposed stone walls, and a wood-burning stove for cosy winter evenings
- A generous 19 m<sup>2</sup> kitchen-diner with French doors opening to the south-facing terrace, perfect for entertaining
- A ground-floor bedroom with ensuite shower room – ideal for single-level living or guest accommodation
- A dedicated office space (or potential fourth bedroom), plus a separate WC

Upstairs, you'll find:

- Two charming double bedrooms with sloping ceilings
- A family bathroom with bath, washbasin, and bidet
- An additional separate WC

Outside, the garden offers plenty of space to relax or play, and the stone barn, garage, wine cellar, and former bread oven offer huge potential — whether for storage, workshop space, or even future renovation into a gîte or guest suite.

The Location – Peaceful Yet Convenient

Located in the quiet rural village of Madré, this home is a haven for nature lovers and those seeking true peace and quiet. And yet, you're just 12 km from Bagnoles de l'Orne, a vibrant spa town known for its restaurants, boutiques, casino, golf course, lake, and cultural events — perfect for year-round enjoyment.

Additional Features:

- Electric heating + wood-burning stove
- Beautiful stone construction
- Garage & wine cellar
- Large stone barn & bread oven
- South-facing terrace & mature garden

## LOCAL TAXES

Taxe foncière: **577 EUR**

Taxe habitation: **649 EUR**

## NOTES