

## Spacious Village Home with Second House, Large Workshop & Hangar – Ideal Family Living or Gîte Potential



## INFORMATION

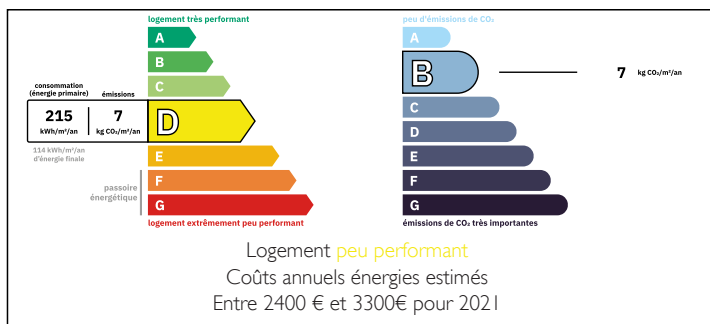
Town:	Lignéres-Orgères
Department:	Mayenne
Bed:	3
Bath:	2
Floor:	250 m <sup>2</sup>
Plot Size:	556 m <sup>2</sup>



## IN BRIEF

Set on the edge of a peaceful village in the heart of the Normandy-Maine Natural Park, this deceptively spacious property offers flexible living space, a second house to renovate, and excellent potential for a gîte, home business, or multigenerational living.

## 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

### Main House Highlights:

3 bedrooms plus a large office, two shower rooms, and generous living areas

Spacious lounge/kitchen (approx. 39m<sup>2</sup>) with log burner, perfect for family gatherings

Ground floor bedroom (10.64m<sup>2</sup>) and shower room – ideal for guests or accessibility needs

Upstairs master suite (36.5m<sup>2</sup>) with exposed beams, wood flooring, and four Velux windows that flood the space with natural light

Home office (22.6m<sup>2</sup>) with stairs leading to an additional bedroom (12.67m<sup>2</sup>)

Large attic room (27m<sup>2</sup>) – currently storage, but could be converted or opened into the adjacent cottage

### Second Property – Ideal Renovation Project:

Charming stone cottage with large fireplace and hayloft

Approx. 38m<sup>2</sup> with electricity already in place

Great potential as a guest house, gîte, or independent annexe

### Outbuildings & Outdoor Space:

Workshop/garage (53m<sup>2</sup>) with front and rear access, ideal for storage or conversion

Private gated driveway and courtyard with parking for up to three cars

Large rear garden/field with open hangar (approx. 9m x 16m), perfect for campervans or additional parking

### Location:

Nestled in the beautiful village of Lignières-Orgères, you're surrounded by miles of walking and cycling trails, tranquil forests, and open countryside. Despite the peaceful setting, you're just:

30km from Alençon, a vibrant university city with excellent amenities

96km from Caen ferry port, ideal for easy access to and from the UK

## NOTES