

## Stunning barn conversion with 3 bedrooms with two independent gites close to Ernée & Gorron



## INFORMATION

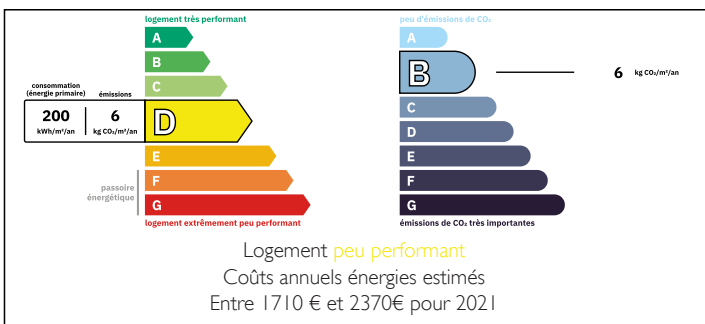
Town:	Carelles
Department:	Mayenne
Bed:	7
Bath:	5
Floor:	296 m <sup>2</sup>
Plot Size:	4500 m <sup>2</sup>



## IN BRIEF

Beautifully presented property comprising a large barn conversion with open plan ground floor of approx 55m<sup>2</sup> and on the first floor 3 bedrooms and additional rooms above each of the main bedrooms. An additional fully renovated stone property provides for two independent gites presented to a high standard and having their own private garden to the rear. These gites have the capacity to provide for a regular income throughout the year.

## ENERGY - DPE



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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.



## DESCRIPTION

The main house is comprised of:

The ground floor is a totally open plan living area with the fitted kitchen at one end and the feature stone fireplace at the other end. The layout follows the flow of life within this space with a kitchen, dining and lounge area beautifully defined within the space.

- + The kitchen is approx 24m<sup>2</sup> with plenty of worktop space and storage
- + The living space is a massive 60m<sup>2</sup>+ of space with dining and lounge areas.

The charm of the exposed timber beams and the traditional fireplace provide ambiance to the whole room.

Custom stairs lead to the first floor where there is:

- + Bedroom 1 with ensuite bathroom/WC
- + Bedroom 2 with ensuite shower room/WC
- + Bedroom 3

Bedrooms 1 and 3 each have stairs leading to individual large mezzanines. These are ideal spaces for private lounges, offices, hobby rooms or additional bedrooms.

To the rear of this main residence is a beautifully maintained private garden with mature plants and bushes meticulously maintained.. This leads on to a small field suitable for a horse or other animals that runs behind the private garden of the gites and to an outbuilding that can be used as a stable, workshop or for general storage.

The entire ensemble, main house, gites and outside spaces has been very well maintained. There are no essential works to plan for.

The property is beautifully located in the countryside but within easy access to the...

## LOCAL TAXES

**Taxe foncière: 1 156 EUR**

**Taxe habitation: 532 EUR**

## NOTES