LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A38413SVM53 Price: 125 350 EUR

agency fees included: 9 % TTC to be paid by the buyer (115 000 EUR without fees)

UNDER OFFER - Character Stone House with Outbuildings in Tranquil Rural Location















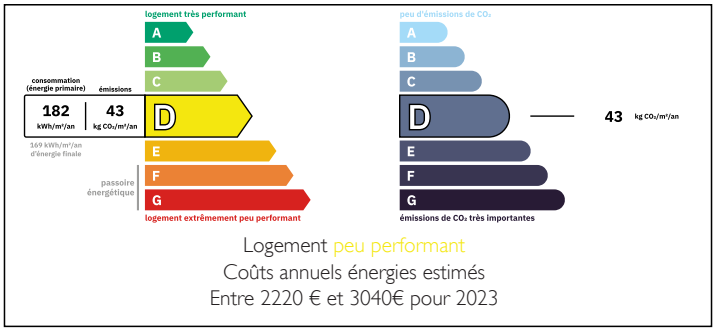
INFORMATION

Town:	Saint-Aubin-du-Désert
Department:	Mayenne
Bed:	3
Bath:	2
Floor:	91 m2
Plot Size:	3077 m2

IN BRIEF

Full of rustic character and rural charm, this traditional stone house offers an excellent opportunity for those seeking a tranquil countryside lifestyle with space and potential.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 2220 € et 3040€ pour 2023

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.

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LOCAL TAXES

Taxe foncière: **136 EUR**

NOTES

DESCRIPTION

The main house features a kitchen (13.89m2)
open-plan lounge and dining area (31m2)
Ground Floor Shower room & WC (3.7m2)

First Floor:
Spacious landing (6.25m2)
Three comfortable bedrooms (9.16m2, 8.10m2 & 14.4m2)
Shower Room & WC (6.37m2).

Outside, the property includes a large barn with a hayloft, a second building with renovation potential, and a ruin adjoining the main house – perfect for extending or creating a unique feature space.

Set on a generous private plot with a large garden and private driveway, the home enjoys a quiet, rural location while still being accessible to local amenities.

Key Features:
Character stone house with 3 bedrooms
Lounge/diner, kitchen, 2 shower rooms, and 2 WCs
Large barn with hayloft
Additional building to renovate + ruin
Private driveway and large garden
Peaceful countryside location

Ideal as a family home, country retreat, or project with scope to expand.

Local Amenities in the village of Villaines-la-Juhel just 9kms away
Ferry ports : Caen 132kms, Le Havre 192kms, Calais 414kms
Airports: Rennes 139kms, Tours 153kms, Paris 248kms

Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr