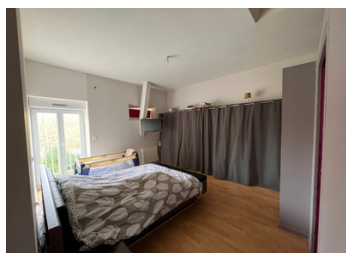
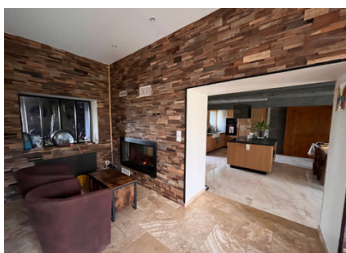


Fabulous restored longère in peaceful location with swimming pool, garage, outbuildings and private parking.



## INFORMATION

Town:	La Bazoge-Montpinçon
Department:	Mayenne
Bed:	5
Bath:	3
Floor:	240 m <sup>2</sup>
Plot Size:	5785 m <sup>2</sup>



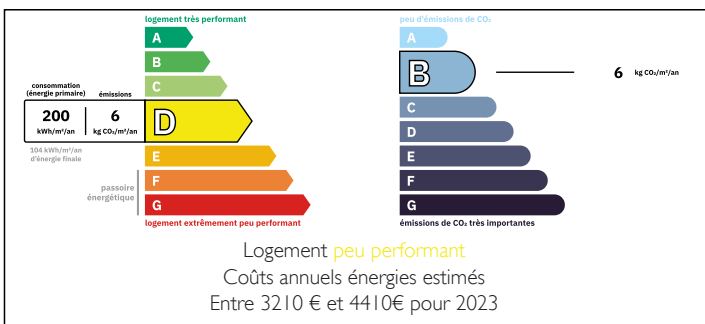
## IN BRIEF

Set in a peaceful rural setting just 10 minutes from the centre of Mayenne, this stunning former smallholding has been meticulously restored to a high standard by its architect-owner, blending modern comforts with countryside charm.

A family home or an exciting business opportunity, it is available fully renovated, including rewiring, double glazing and insulation. A swimming pool, jacuzzi and pergola complete the picture and provide the perfect setting to relax and unwind in the sun.

Despite its tranquil countryside location, the property is not isolated or overlooked, offering privacy without seclusion. With its spacious layout, modern amenities, and versatile outbuildings, this is a rare opportunity for those seeking a family home with scope for B&B or a small hospitality venture. This property must be seen to be fully appreciated.

## 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

This well maintained country home blends comfort, style, and functionality in a peaceful yet well-connected setting. Perfect as a spacious family home or a rural retreat, the property is fully renovated and ready to move into.

On the ground floor, a generous living room features a double-sided wood-burning fireplace, providing warmth throughout the main living areas. The fully equipped, generous kitchen is ideal for family gatherings, while a separate reception room offers flexibility—perfect as a formal dining room, home office, or even a ground-floor bedroom if desired. A family bathroom, separate WC, and an enclosed porch complete the ground level. Upstairs, you'll find five light-filled bedrooms, two of which benefit from en-suite bathrooms—ideal for family or guest accommodation.

Set within a fully enclosed, private plot, the property is accessed via electric entrance gates, ensuring both security and seclusion. To the rear, enjoy a semi-inground swimming pool with wooden decking, a jacuzzi, and a pergola—perfect for relaxing or entertaining in the warmer months.

Outbuildings include two garages, several enclosed spaces ideal for storage, studios, or workshops, a large open hangar (formerly an animal shelter), and a separate stone building currently used as offices, complete with high-speed fibre optic internet—offering excellent potential for remote work or business use.

Located in a quiet rural setting without being isolated, this home offers the best of country living. The nearby town of Mayenne, the department's capital, is known for its medieval castle, riverside charm, and leisure activities including towpath walks and boat trips...

## LOCAL TAXES

**Taxe foncière: 510 EUR**

## NOTES