LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A38910SVM53 Price: 120 000 EUR

agency fees to be paid by the seller

## SOLD - Farmhouse with Outbuildings and Large Plot – Ideal Renovation Project in the Countryside















# INFORMATION

| | |
|---|---|
| Town: | Vimarcé |
| Department: | Mayenne |
| Bed: | 2 |
| Bath: | 1 |
| Floor: | 100 m2 |
| Plot Size: | 7000 m2 |

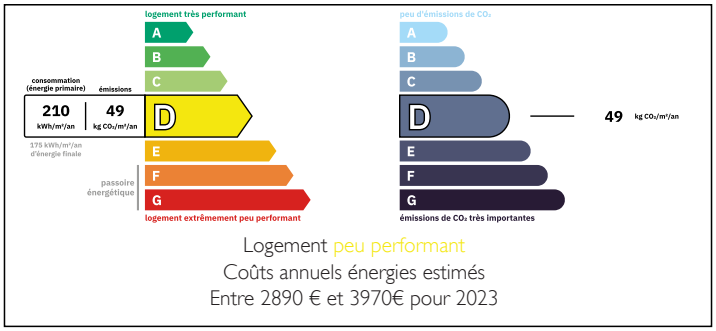
# IN BRIEF

UNDER OFFER - Farmhouse, with rustic charm and potential, is ideal for buyers seeking a renovation project in a peaceful rural setting. Offering approx. 100m² of living space, the house includes an entrance hall, lounge/dining room, kitchen, back kitchen (laundry room) two adjoining bedrooms, a bathroom with WC, and a separate shower room with WC. The spacious attic with high ceilings is perfect for conversion into extra living space.

Set on a generous 7,000m² plot (final boundaries to be confirmed at the seller's expense), the property also features approx. 800m² of well-maintained outbuildings — ideal for storage, workshops, or future development. The grounds include a courtyard, garden, and a well.

This is a rare opportunity to create your dream home, holiday retreat, or gîte project in the heart of the countryside.

# ENERGY - DPE




Logement peu performant
Coûts annuels énergies estimés
Entre 2890 € et 3970€ 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:** **267 EUR**

## NOTES

## DESCRIPTION

Main House (Approx. 100m²):
The single-storey home is full of charm and traditional features. It comprises:
Entrance hall - 4.2m2
Lounge/Dining room - 30m2
Separate kitchen - 8.84m2
Back kitchen (laundry room) - 4.86m2
Two adjoining bedrooms - 25.9m2 & 20m2
A bathroom with WC - 4.35m2
A separate shower room with WC - 4.4m2
Double glazed windows

The attic above offers generous ceiling height and ample space - 57.8m2, presenting excellent potential for conversion into additional living areas (subject to planning)

Outbuildings (Approx. 800m²):
One of the standout features of this property is the collection of outbuildings in very good condition. These include barns, stables, garage and storage areas—perfect for workshops, vehicle storage, agricultural use, or potential guest accommodations. Their excellent structural condition opens many possibilities for repurposing or extension.

Situated just 9km from Sille le Guillaume a citie of character with all amenities
and 15kms from Evron.

Ferry ports : St Malo -195kms, Ouistreham - 169kms, Calais - 429kms
Airports: Rennes - 133kms, Tours - 145kms, Paris - 255kms

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