

## Character 4-bedroom village home with garden, outbuilding and spacious attic room

### EXCLUSIVE



### INFORMATION

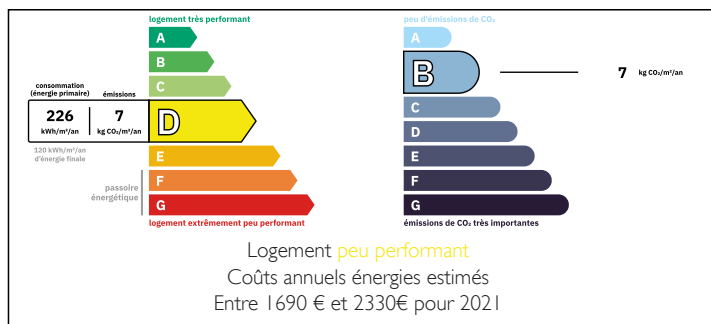
|             |                    |
|-------------|--------------------|
| Town:       | Le Ham             |
| Department: | Mayenne            |
| Bed:        | 4                  |
| Bath:       | 1                  |
| Floor:      | 117 m <sup>2</sup> |
| Plot Size:  | 343 m <sup>2</sup> |

### IN BRIEF

Offering an impressive 117m<sup>2</sup> of living space, this characterful 4-bedroom village home provides far more room than you might expect. With three double bedrooms plus a superb 36m<sup>2</sup> attic bedroom, a private rear garden, outbuilding and parking, it offers excellent value as either a permanent home or French getaway. Set in the peaceful village of Le Ham, with everyday amenities just a few kilometres away.



### 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

Situated in the peaceful Mayenne village of Le Ham, this characterful stone house offers approximately 117m<sup>2</sup> of living space arranged over three floors, together with a private rear garden, useful outbuilding and private parking opposite.

With four bedrooms, generous room sizes and the possibility of purchasing the property furnished, it could make an appealing permanent home, holiday property or easy-to-maintain base in France.

### Ground floor

The front door opens directly into a welcoming 20m<sup>2</sup> living room with tiled flooring and a large wood-burning stove, creating a cosy focal point for the room.

To the left is the 15m<sup>2</sup> galley-style kitchen and dining room, providing space for both cooking and dining.

A small hallway from the living room leads to the 5m<sup>2</sup> shower room, comprising a shower, wash basin and WC. From here there is also direct access to the rear garden.

An original staircase leads to the first floor.

### First floor

The first floor offers three well-proportioned bedrooms, each approximately 14m<sup>2</sup>.

Bedroom 1 – 14m<sup>2</sup>, double bedroom with front-facing window.

Bedroom 2 – 14m<sup>2</sup>, double bedroom with front-facing window.

Bedroom 3 – 14m<sup>2</sup>, double bedroom overlooking the rear.

Wooden floorboards add character throughout this level, and there is also a separate WC.

## NOTES