LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A43112SVM53 Price: 109 000 EUR

agency fees included: 9 % TTC to be paid by the buyer (100 000 EUR without fees)

Charming 2–3 Bedroom Country House for Sale in Mayenne with 1,800 m Garden















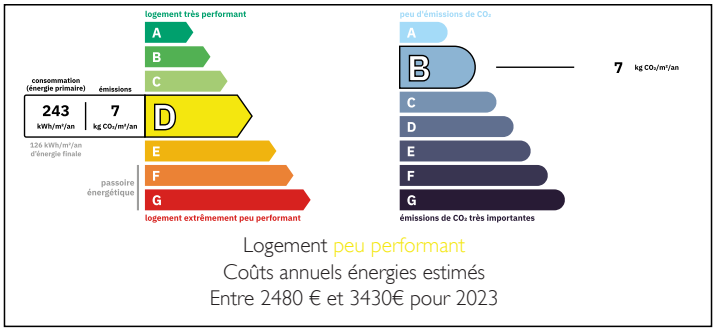
INFORMATION

Town:	Sainte-Marie-du-Bois
Department:	Mayenne
Bed:	2
Bath:	2
Floor:	132 m2
Plot Size:	1800 m2

IN BRIEF

Charming 130 m² country house near Lassay-les-Châteaux. 2–3 bedrooms, 1,800 m² garden, outbuilding. Ideal holiday or retirement home on the border of Pays de la Loire and Normandy.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 2480 € et 3430€ 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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A43112SVM53 Price: 109 000 EUR

agency fees included: 9 % TTC to be paid by the buyer (100 000 EUR without fees)







LOCAL TAXES

Taxe foncière:	**144 EUR**

NOTES

DESCRIPTION

This charming 130 m2 home is set in a peaceful rural location, but is still just 5 km from the medieval town of Lassay-les-Châteaux with all its amenities and 15 km from the elegant spa town of Bagnoles de l'Orne, famous for its thermal baths, casino and golf course.

The house features a large living room of 45 m2 with a beautiful chimney and two wood burners, perfect for entertaining or relaxing with the family. The adjacent second lounge can be used as a dedicated TV room and creates a cosy atmosphere for film nights, or can easily be turned into a spacious dining room for dinners with family or friends, with a nice view to the garden.

The living room opens to the garden and to the adjacent kitchen (11 m2). The ground level also includes a bathroom with bathtub and toilet (7 m2).

Upstairs, you will find two comfortable bedrooms of respectively 11 and 13 m2. The larger bedroom has an ensuite bathroom with shower and separate dressing (both to be finished). The spacious landing of 10 m2 offers the possibility to create a third (guest) bedroom, a home office or a creative studio.

Outbuilding of 25 m2, enclosed garden, 1800 m2 of land.

Some minor finishing works to personalise the house to your taste.

Whether you are searching for a holiday or a family home in Normandy, a lock-up-and-leave second residence in France, or a future retirement haven, this property offers lifestyle, flexibility and charm.

Information about risks...