LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A43357DWR53 Price: 290 000 EUR

agency fees to be paid by the seller

Beautiful 4-bed stone house, 2 guest units, 2.2ha perfect for horses, superb far-reaching countryside views







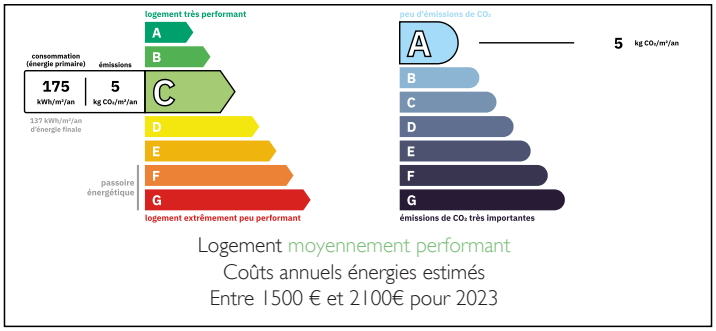








ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 1500 € et 2100€ pour 2023

INFORMATION

Town:	Trans
Department:	Mayenne
Bed:	7
Bath:	4
Floor:	215 m2
Plot Size:	22698 m2

IN BRIEF

Situated in the beautiful countryside of north-east Mayenne, close to the village of Courcité, this attractive stone farmhouse offers an excellent opportunity for those seeking a peaceful lifestyle surrounded by nature. The property is set within 2.2 hectares of gently rolling pasture, creating a private haven ideal for enjoying the outdoors, encouraging biodiversity, or simply unwinding in a tranquil setting. The land is well suited to equestrian use and is equally ideal for those looking to establish a smallholding.

The property comprises a four-bedroom main house, two independent units, and extensive barns and outbuildings, providing comfortable living along with potential for guest accommodation or rental income.

The property enjoys a peaceful rural setting with open views across the surrounding countryside,

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:	**527 EUR**

NOTES

DESCRIPTION

MAIN HOUSE

The principal residence offers approximately 130 m² of living space and blends authentic character with thoughtful recent improvements.

At the heart of the home is a warm and inviting living area featuring a wood-burning stove, while the kitchen benefits from a Nordica wood-fired range, which efficiently heats the radiators throughout the house.

Recent improvements include:

A beautiful handcrafted oak staircase
Refurbished lounge and entrance areas
Updated bathroom and landing spaces

The accommodation includes:

Four double bedrooms, three on the first floor and one on the ground floor, currently used as a home office.
The downstairs bedroom has it's own entrance and bathroom, so could be used as an independent living space for members of the family.

Stylish upstairs bathroom with bath and Italian walk-in shower
Additional ground floor bathroom with bath and separate WC

The house combines traditional charm with practical updates, creating a comfortable and welcoming family home.

TWO BEDROOM PROPERTY

Glorious views over the valley is currently used as a writing and yoga studio

The accommodation includes:
Living room with fireplace