LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A43793LSB53 Price: 39 000 EUR

agency fees to be paid by the seller

A complete renovation project with great potential for a permanent home or a holiday home

EXCLUSIVE















INFORMATION

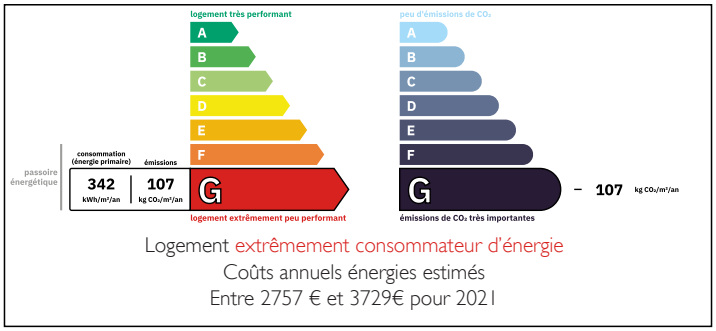
Town:	Gorron
Department:	Mayenne
Bed:	0
Bath:	0
Floor:	170 m2
Plot Size:	684 m2

IN BRIEF

An interesting and historical property located in the heart of the Gorron. It requires complete renovation, top to bottom. It has an attached garage, access from the interior of the house. and a very large garden. The rooms at the back of the house were used in WWII to dry meat for the soldiers to eat.

It has incredible potential to be an amazing property with the right investment as a permanent home or even a holiday home.

ENERGY - DPE



Logement extrêmement consommateur d'énergie
Coûts annuels énergies estimés
Entre 2757 € et 3729€ pour 2021

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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NOTES

DESCRIPTION

Located in the heart of the charming town of Gorron, this property in need of complete renovation offers an excellent opportunity for investors, builders, or buyers looking to create a bespoke home.

The property has a solid structure and provides significant potential for transformation. It could be redesigned into a comfortable main residence, a holiday home, or a rental investment, depending on your vision. The current layout allows flexibility for a variety of configurations. It has an additional feauture of an integrated garage, accessible through the house or from the outside.

A full renovation is required, including electricity, plumbing, insulation, and interior layout, giving you complete freedom to design and finish the property to your own taste and standards.

Ideally positioned within easy reach of local shops, schools, and amenities, the property benefits from a convenient location in a sought-after area of the Mayenne department.

Whether you are seeking a renovation project or a property with strong value-added potential, this is a rare opportunity on the local market.

Key Features:
Full renovation project
Excellent potential to add value
Ideal for investment or personal use
Close to amenities
Quiet location

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