

Stone cottage renovation project with gîte potential, outbuildings & countryside views

EXCLUSIVE



INFORMATION

Town:	Champgenéteux
Department:	Mayenne
Bed:	2
Bath:	1
Floor:	76 m ²
Plot Size:	2225 m ²

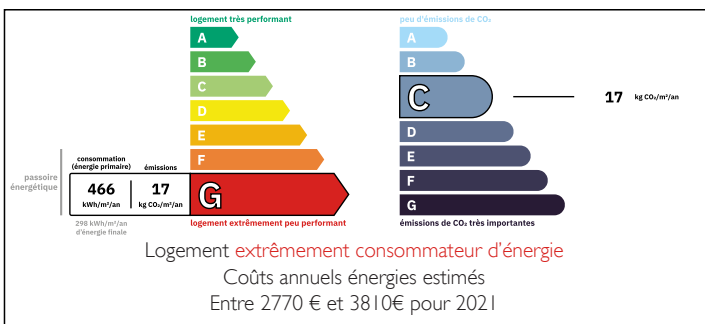
IN BRIEF

Set in a peaceful rural location down a quiet lane shared with just one other property, this charming cottage offers privacy and excellent scope to add value.

The main house is currently habitable, providing a simple but functional layout, but would benefit from modernisation throughout.

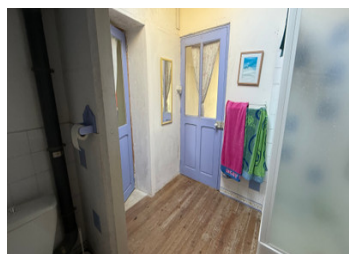


ENERGY - DPE



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.



DESCRIPTION

Accommodation includes a spacious kitchen/diner (23.38m²) with log burner, and a separate lounge (12.61m²) with built-in storage housing the hot water tank.

Upstairs, the property presents a distinctive configuration, with stairs rising from the kitchen directly into a spacious first bedroom (22.66 m²), enhanced by two Velux windows. This room leads through to a shower room with WC (5.75 m²), which in turn provides access to a second bedroom (8.45 m²), also benefiting from a Velux window.

In addition to the main house, the property benefits from a second dwelling requiring full renovation — offering excellent potential for a gîte, guest accommodation or further development.

There is also a traditional stone ruin and a characterful bread oven, adding charm and authenticity to the setting.

The surrounding land offers space for gardens, outdoor living or small-scale projects, all within a private and tranquil environment with far-reaching rural views.

A fantastic opportunity for buyers seeking a lifestyle change, renovation project or investment with multiple buildings and real potential in an unspoilt countryside setting.

Location : All local amenities including supermarket, schools, cafes, banks, post office and vets can be found in the nearby towns of Bais (approx 5kms) and Villaines-le-Juhel (approx 8kms).

Train Station - Evron 28 kms

Ferry Port - Caen 138kms

Airport - Rennes 128 kms

Information about risks to which this property is exposed is available on the Géorisques website :

LOCAL TAXES

Taxe foncière: **286 EUR**

Taxe habitation: **233 EUR**

NOTES