LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A46257CD53 Price: 475 000 EUR

agency fees to be paid by the seller

Charming 4-bedroom country retreat in the heart of the Mayenne countryside















INFORMATION

Town:	Livet
Department:	Mayenne
Bed:	4
Bath:	3
Floor:	240 m2
Plot Size:	27790 m2

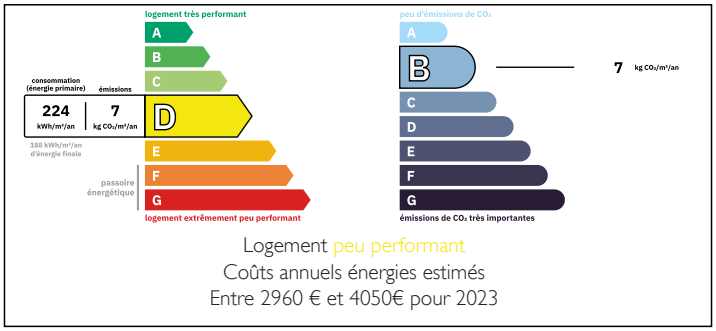
IN BRIEF

Escape to the tranquillity of the beautiful Mayenne countryside with this delightful 4-bedroom character home. Nestled in a peaceful rural setting and steeped in history, the property has been sympathetically restored by its current owners, preserving many of its original features.

The garden is a true haven of peace, where roses mingle with wildflowers to create a relaxed, natural landscape. A productive orchard offers an abundance of fruit in late summer, while the adjoining field is ideal for keeping horses or simply enjoying the uninterrupted panoramic views across the surrounding countryside.

Despite its idyllic setting, the property is conveniently located just an 8-minute drive from the vibrant market town of Évron, where you'll find a full range of amenities including shops, cafés, restaurants, a popular weekly market, and a modern leisure

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 2960 € et 4050€ 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.

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DESCRIPTION

Approached via a peaceful, shady lane, the property welcomes you into a charming family kitchen, complete with a wood-burning stove. From here, a separate dining room leads through to a spacious sitting room, where French doors open onto a covered terrace, creating the perfect space for indoor-outdoor living and entertaining. The ground floor also benefits from a utility room, a cave, and excellent practical storage.

An oak staircase rises to the first floor, where a cosy landing and doubles as an additional sitting room. This level also features a guest bedroom with an en-suite shower room, together with two further bedrooms, a family shower room, and an ensuite master bedroom. French doors from here open onto a private balcony overlooking the gardens and surrounding countryside.

Outside, the beautifully established gardens are filled with roses, wildflowers and mature fruit trees, creating a peaceful and colourful setting throughout the seasons. An open-sided summerhouse provides an idyllic spot for al fresco dining or simply relaxing in the shade while enjoying uninterrupted views across the adjoining field and rolling countryside.

A traditional stone stable block and a substantial barn offer exceptional versatility, providing ample space for storing wood and garden machinery or for keeping chickens or horses. A separate garage adjoins the courtyard, which leads down to a feature pond.

Ideally positioned between the historic towns of Laval and Mayenne, both around 30 minutes away, the property is just 10 minutes from the nearest railway station, offering convenient connections to Paris, Rennes...

NOTES

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