LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A46698CD53 Price: 48 000 EUR

agency fees to be paid by the seller

UNDER OFFER: Fabulous property to renovate in the heart of the Mayenne countryside.

EXCLUSIVE















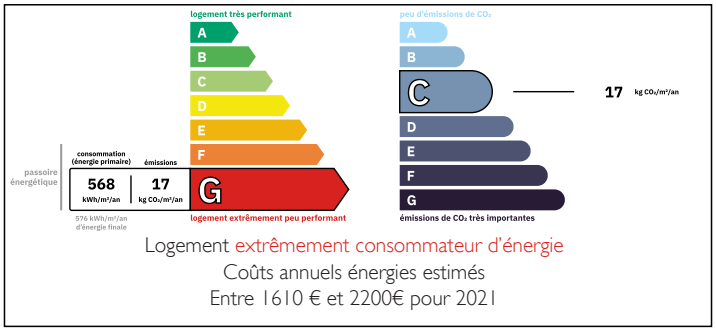
INFORMATION

Town:	Brée
Department:	Mayenne
Bed:	1
Bath:	0
Floor:	78 m2
Plot Size:	6960 m2

IN BRIEF

Nestled in the heart of the countryside, this charming stone house offers an exciting opportunity to create a wonderful rural home. Full of original character, including traditional red tiled floors and an impressive stone fireplace, the property enjoys a tranquil setting with land leading down to a small river. A substantial stone barn is also included providing further scope for renovation. Despite its peaceful location, the property is just a ten-minute drive from the thriving market town of Evron and within easy reach of local amenities.

ENERGY - DPE



Logement extrêmement consommateur d'énergie
Coûts annuels énergies estimés
Entre 1610 € et 2200€ 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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LOCAL TAXES

Taxe foncière: **316 EUR**

NOTES

DESCRIPTION

The front door opens into a spacious living room featuring an original red tiled floor and an attractive stone fireplace. A doorway to the left leads into a kitchen area, while a short flight of steps descends from the living room into a second reception room, also retaining its original red tiled flooring. Beyond this room is a hallway with a second entrance opening directly onto the garden.

Above, a generous loft space illuminated by two charming windows offers excellent potential for conversion into several bedrooms, subject to the necessary permissions.
Attached to the house are several traditional stone outbuildings, one of which is currently used as a woodshed, providing useful storage or further scope for development.

Just a few metres from the house stands a substantial stone barn for renovation, ideal for a workshop, additional accommodation (subject to planning), or a variety of other uses.

Surrounded by rolling countryside, the property offers peace and privacy while remaining conveniently located. The historic town of Évron, renowned for its impressive abbey church, is only a short drive away, while the city of Laval provides a full range of amenities together with direct TGV rail services to Paris and Charles de Gaulle Airport

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