

Complex of 3 gites with separate owners accommodation with land for horses close to Chateau Gontier

EXCLUSIVE



INFORMATION

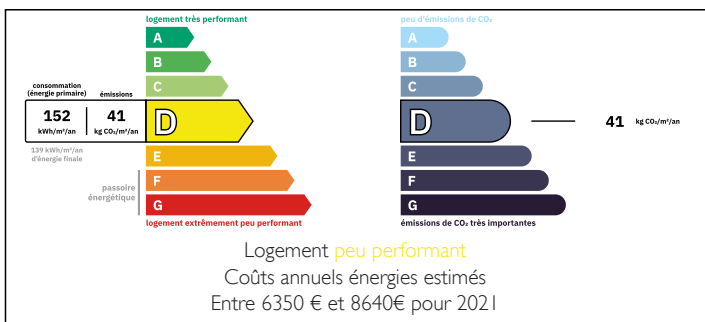
Town:	Chemazé
Department:	Mayenne
Bed:	9
Bath:	4
Floor:	349 m2
Plot Size:	18528 m2

IN BRIEF

Situated on the outskirts of the Mayenne village of Chemazé this expansive property is comprised of an independent house of 94m² with two bedrooms and a longère of 225m² comprised of 3 independent gites each with it's own external patio area overlooking the large manicured garden to the rear. Beyond this is a 3 acre field ideal for horses or a self sufficiency project. The large open barn offers spacious parking and workshop facilities and the other outbuildings offer the opportunity to further expand the business opportunity. Situated in open countryside with no neighbours this is a beautifully private property.

Situated about 10mins from Chateau Gontier and between the cities of Laval and Angers this property is well connected to local commerce and facilities.

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

Main House is comprised of:

On the ground floor:

- + Open plan living room and dining room.
- + Fully fitted kitchen
- + Utility/boot room with WC

On the upper floor

- + Master bedroom
- + Second bedroom
- + Bathroom with WC

The gites are contained within a beautifully renovated stone longère

+ Gite 1 is comprised of a lounge and separate dining room plus fitted kitchen and shower room with WC on the ground floor and two double bedrooms upstairs.

+ Gite 2 is comprised of large open plan living/dining room, a downstairs double bedroom and shower room/WC whilst upstairs there are a further two bedrooms.

+ Gite 3 is comprised of a large open plan living/dining room, fitted kitchen and bathroom with WC with the upstairs offering two double bedrooms.

Each gite has its own private entrance and its own patio area overlooking the gardens.

LOCAL TAXES

Taxe foncière: 2555 EUR

NOTES

There is a large detached dependence opposite the gites that previously housed an 11mx6m above ground swimming pool with two separate rooms attached. With some works this property could be converted into a function room, studio etc or perhaps a further detached gite. Likewise there is a small stone dependence, currently used for storage that could be considered a project for conversion into a further studio gite or an additional studio.

The open barn provides an ideal area for parking and also includes the a workshop and storage as well as the oil central heating system