

Create your ideal countryside retreat with land, outbuilding and village amenities just 13 minutes away.



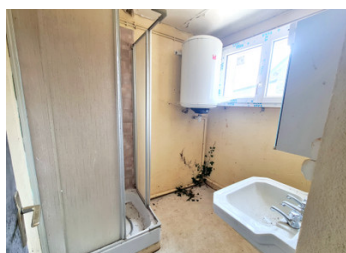
INFORMATION

Town:	Larchamp
Department:	Mayenne
Bed:	0
Bath:	1
Floor:	77 m2
Plot Size:	4700 m2

IN BRIEF

This charming granite cottage offers the perfect opportunity to create your dream French countryside home. Ideally located just a 13-minute walk from the village of Larchamp, you can enjoy local amenities including a bar and restaurant, bakery, and mini supermarket while still benefiting from a peaceful rural setting.

The property includes a useful outbuilding, ideal as a workshop, studio, or storage space, and sits within a generous 4,700m² plot. With plenty of space for keeping animals, creating a vegetable garden, or simply enjoying the surrounding countryside, this is an ideal property for those wanting to create something that is perfect for them.



ENERGY - DPE

DPE not required.

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

Here is a more polished estate agent-style version:

The ground floor offers a spacious main living room of 44m² featuring a central fireplace, new windows, and a new door. A second room of 13.5m² could be used as a ground-floor bedroom, kitchen, or additional living space, while a third room of 8.1m² would make an ideal utility room. There is also a shower room and separate WC.

Upstairs, you will find a large open area of approximately 44m², offering excellent potential to create additional bedrooms and a bathroom. The original oak A-frame beams are a beautiful feature and could add real character to the finished renovation.

Outside, a large 36.7m² outbuilding provides excellent space for a workshop, storage, or keeping animals. The property sits within a generous 4,700m² plot, ideal for those looking to create a vegetable garden, enjoy outdoor space, or keep animals. There is also private parking.

Although the property requires renovation, it offers fantastic potential to create a beautiful French countryside home in a charming location, while being conveniently close to local amenities.

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

NOTES