LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A46871AFE53 Price: 220 000 EUR

agency fees to be paid by the seller

This stunning barn conversion comes with a gite, pool and is set in a 1980m2 plot. 5km from Ernée.















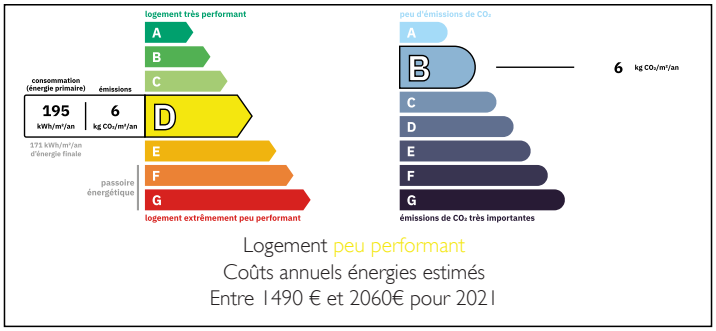
INFORMATION

Town:	Vautorte
Department:	Mayenne
Bed:	3
Bath:	2
Floor:	146 m2
Plot Size:	1984 m2

IN BRIEF

A beautifully converted barn offering a wonderful family home, with the existing potential to create a separate independent gîte. Set in a peaceful small hamlet, this spacious property combines character, generous living areas and excellent outdoor space. The impressive 73m² open-plan lounge and dining area provides a fantastic central living space, while a separate 31m² living/dining area, currently used as gîte accommodation, offers flexibility for guests, extended family or a future independent rental. Outside, the property benefits from good garden space, an additional outbuilding and an above-ground swimming pool, creating an ideal setting for enjoying the peaceful countryside surroundings. A versatile property with genuine gîte potential, perfect as a family home, holiday retreat or investment opportunity.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 1490 € et 2060€ 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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NOTES

DESCRIPTION

You enter into the impressive 73m² open-plan living and dining area, a wonderful space filled with character and natural light. Vaulted ceilings, exposed oak beams, floor-to-ceiling windows and a wood-burning stove are just some of the features that make this room special.

At the rear, the well-positioned galley kitchen is cleverly designed so that, although slightly tucked away from the main living space, it remains very much part of the room. A WC and useful utility room/pantry (1.90m2) complete this floor. Upstairs, there are two double bedrooms (9.8m2, 9m2) and a modern shower room with WC (4m2). Adjoining the main house, and accessed via a separate entrance, is a further spacious open-plan living and dining area with a kitchen space (31m2). A great space to rent out (separate parking area, entrance and terrace), use for work, family and friends, B&B. Upstairs, there is a double bedroom (9m2) and a separate shower room with wc (3.8m2)

Importantly, there is access between the two parts of the property from the first floor, giving you exceptional flexibility. The property could therefore be used as one large family home, a two-bedroom main house with a one-bedroom gîte, or alternatively a one-bedroom main home with a two-bedroom gîte. You can choose the configuration that best suits your needs.

Outside, there are attractive terraces offering both sunny and shaded areas, perfect for enjoying a morning coffee, evening drinks or entertaining family and friends. An additional outbuilding provides useful storage and is the...