LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A46892JOH53 Price: 209 677 EUR

agency fees to be paid by the seller

Beautiful stone country house with added extension walking distance from the village Champéon.

EXCLUSIVE















INFORMATION

Town:	Champéon
Department:	Mayenne
Bed:	4
Bath:	1
Floor:	144 m2
Plot Size:	1487 m2

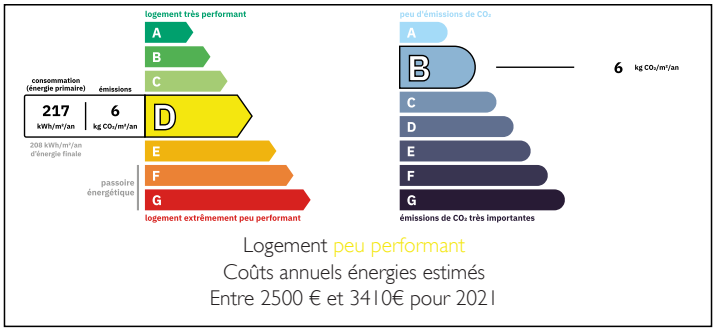
IN BRIEF

This beautiful stone country house with spacious extension offers panoramic views over the countryside of Champéon. In the peace and quiet yet walking distance from the centre of the village.

From the large terrace you can enjoy the swimming pool and water feature.

As well as the open plan kitchen, dining room, living room and four bedrooms, there is a gite renovation project in progress.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 2500 € et 3410€ 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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

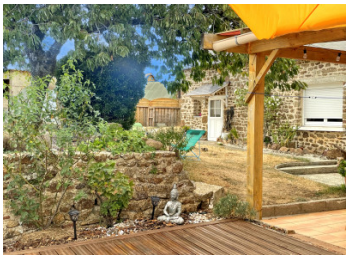
LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A46892JOH53 Price: 209 677 EUR

agency fees to be paid by the seller







LOCAL TAXES

Taxe foncière:	**583 EUR**

NOTES

DESCRIPTION

Entering the house from the terrace you arrive in a spacious open plan kitchen and dining area recently renovated with ample storage and work space. The dining room leads you into the living room (31,6m2) with its fireplace and stairs to the bedrooms and bathroom. From the living room there is another door taking you into the garden and swimming pool area which is nicely boarded with decking.

Upstairs two bedrooms (13,34m2 and 14m2) with large windows enjoy views of the swimming pool and the surrounding countryside. A third room (9,2m2) currently used as a study overlooks the countryside at the rear of the house and at the end of the corridor there is another bedroom (12,5m2) which faces the carpark.

There is a large bathroom with two sinks, a toilet, a bath and a shower. There is also a downstairs toilet.

There is a gite which has been party renovated with a new door and double glazed windows. It has also been partly insulated. On the ground floor of the gite the front door opens into the main room (23m2). From here there are stairs leading to two rooms (13m2 and 7,8m2).

On the ground floor of the extended area there is a room harbouring the washing machine and the pellet fuel boiler. Next to this there is a garage (20m2) and a cave (11,4m2). There is also a second garage separate to house which is currently used as a workshop (16,7m2).

This diverse property...