LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A47143DWR53 Price: 147 150 EUR

agency fees included: 9 % TTC to be paid by the buyer (135 000 EUR without fees)

UNDER OFFER - Hidden Country Retreat with Private Lake, Land & Large Longère Barn for Renovation















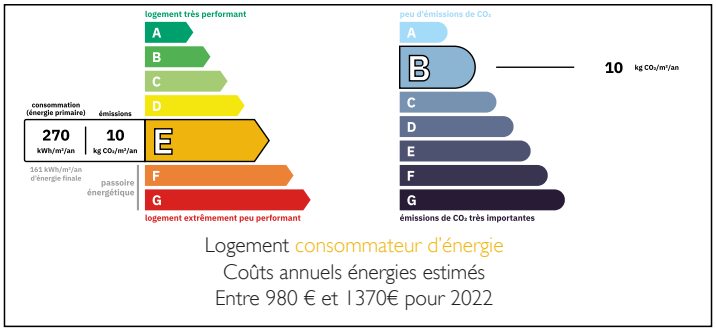
INFORMATION

Town:	Saint-Martin-de-Connée
Department:	Mayenne
Bed:	1
Bath:	1
Floor:	58 m2
Plot Size:	13263 m2

IN BRIEF

UNDER OFFER - Peace and tranquility assured at this hidden-away, renovated 1-bedroom country home with a fabulous private lake (approx 0.6 acres), land and large longère barn offering renovation potential. Set in a wonderfully secluded rural location, yet within easy reach of local amenities at Bais (10km) and Villaines-la-Juhel (14km), with Sillé-le-Guillaume just 16km away. Enjoy the surrounding countryside, forest, lake and outdoor activities, with excellent train connections from Sillé-le-Guillaume to Paris and Le Mans. Cross-Channel ferries at Caen approximately 140km.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 980 € et 1370€ pour 2022

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:	**334 EUR**
Taxe habitation:	**160 EUR**

NOTES

DESCRIPTION

UNDER OFFER - Tucked away at the end of a private track, reached from a quiet country lane, this delightful renovated property offers a rare combination of privacy, nature and potential. Surrounded by mature trees and countryside, the property includes a charming house, a substantial stone longère-style barn, grassland and a beautiful private stream-fed lake of just over half an acre.

The House

The house has been renovated and fully insulated to create a comfortable and inviting open-plan living space.

You enter directly into the main living room, which combines a fitted corner kitchen, dining area and sitting room. Character features include a stone fireplace with a wood-burning stove, exposed wooden beams and tiled flooring, while double-glazed windows and doors provide plenty of natural light.

A staircase leads to the first floor bedroom, a charming space featuring oak beams, wooden flooring and two Velux windows, together with a side window overlooking the surrounding countryside.

The modern shower room has a tiled floor and comprises a large shower, washbasin and WC.

The Barn

A substantial stone longère-style barn offers excellent renovation potential. The barn currently comprises four rooms and an attic, with water and electricity already connected. It has a metal roof and could provide a range of possibilities, subject to any necessary planning permissions.

The Land