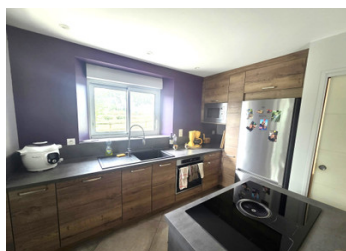


Fully renovated family home in the countryside with 4 bedrooms and land suitable horses close to Jublains



INFORMATION

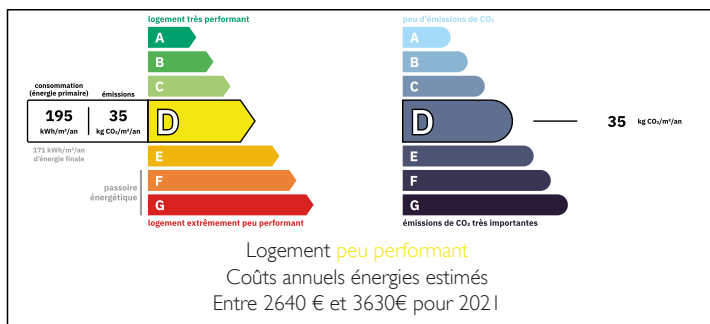
Town:	Jublains
Department:	Mayenne
Bed:	4
Bath:	2
Floor:	130 m2
Plot Size:	13000 m2



IN BRIEF

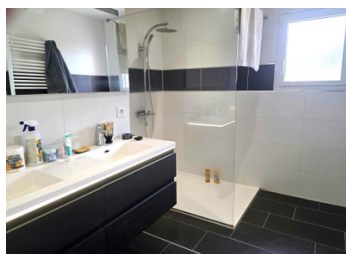
A fully renovated detached country house with 4 bedrooms set in 3.25 acres of land close to the village of Jublains in the Northern Mayenne approximately 30 minutes from Laval and 20 minutes from the town of Mayenne. The downstairs benefits from large open plan living space of over 60m² that includes a modern fitted kitchen, a downstairs bedroom with ensuite facilities and three bedrooms upstairs. To the outside is a large garage with large integral wine cellar and an enclosed field of approx 3 acres that includes an open shelter ideal for horses.

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.



LOCAL TAXES

Taxe foncière: **880 EUR**

NOTES

DESCRIPTION

Fully renovated, detached stone property that includes:

On the ground floor:

- * Open plan living area of greater than 60m² with tiled floor and exposed beams providing for a beautifully bright and very flexible living space. It includes a beautifully exposed original stone wall and a contemporary wood burner.
- * Downstairs bedroom of 14.5m² with modern ensuite shower room.
- * WC

A custom light wood stair case leads from this open living to the landing on the first floor where there is:

- * Bedroom 2 of approx 10m²
- * Bedroom 3 of approx 9m²
- * Bedroom 4 of approx 9m²
- * Modern family shower room
- * WC

To the rear of the house is a detached garage to the rear of which is a large wine cave with an open chimney.

At the rear of the property is a large enclosed field of approx 3 acres (1.2Ha) that includes an open horse box. This field is ideal for horses, donkeys or a mixed project of self-sufficiency.

The property has been finished to a very high specification, is double glazed throughout with an oil central heating system to supplement the wood burner on the ground floor.

The amenities within the local villages are very accessible and the larger towns of Mayenne and Laval (20 and 30minutes respectively) are very accessible.

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