LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A48527RBR53 Price: 150 000 EUR

agency fees to be paid by the seller

A charming fusion of new and old. Spacious, Fibre-optic available.

EXCLUSIVE







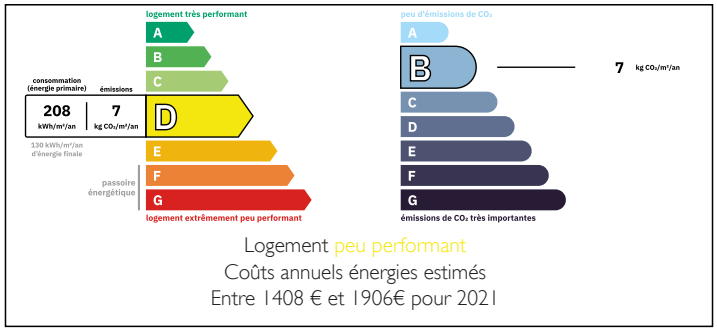








ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 1408 € et 1906€ pour 2021

INFORMATION

Town:	Chevaigné-du-Maine
Department:	Mayenne
Bed:	3
Bath:	2
Floor:	104 m2
Plot Size:	1638 m2

IN BRIEF

Situated in Mayenne, this property is an ideal getaway for holidays or a perfect full-time residence. It features:

Prime Location: Nestled in the stunning countryside, within the Normandie Maine National Park.
Excellent Condition: The home is finished to a high standard and is in excellent condition throughout. Recent upgrades include a new bespoke guest shower room and top of the range convection radiators.
Spacious and Versatile: This 3-bedroom house is adjoining a very large barn of 90square meters footprint providing the potential for creating a gite or extending living space.
Beautiful Garden: Set in its own easy-to-maintain gardens, the property features a charming terrace for outside dining.
Perfect for All-Year Living or Holidays and well insulated - D rated.

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:	**600 EUR**

NOTES

DESCRIPTION

This cosy home is located in the picturesque Normandie Maine National Park, just a short distance from the popular Lassay Les Chateaux (8 minutes), one of the "Small Cities of Character" known for its remarkable château and numerous other charms. The property is also under 15 kms from Bagnoles-de-L'Orne, a famous spa town built beside a lake, Bagnoles-de-L'Orne boasts an elegant casino, a racecourse, and the famous thermal spa centre for the "Cure" beloved by Parisians. The vendors wish to include all the kitchen white goods in the sale, including the dishwasher microwave, fridge and oven.
Excellent Accessibility but equally rural.

By Train: Easily accessible by high-speed train from Paris in just 1.5 hours.
By Car: Reachable by car from Paris in 2.5 hours, thanks to the excellent road network.
Major Towns Nearby: The major towns of Laval, Argentan, and Alençon are just 45 minutes away.
From the UK and Ireland: Convenient car access from the ports of Ouistreham (1.5 hours), St. Malo (2 hours), Le Havre (2.20 hours), and Calais (4 hours).

This property offers the perfect blend of serene countryside living with easy access to major cities and charming local towns.

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