

Handsome maison de maitre set in 5400m2 of land. Outbuildings with planning permission to convert if required.

EXCLUSIVE

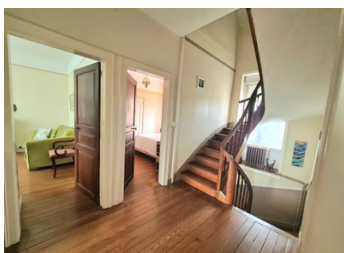


INFORMATION

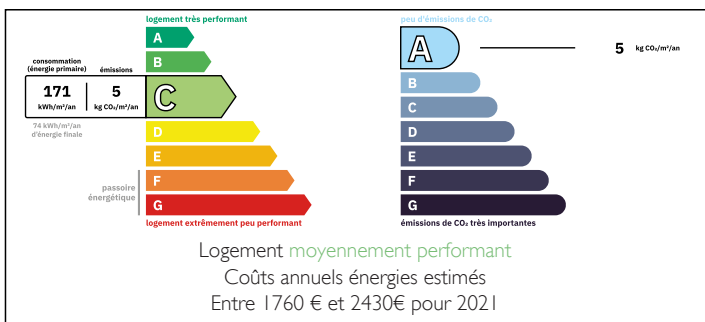
Town:	Saint-Denis-de-Gastines
Department:	Mayenne
Bed:	4
Bath:	2
Floor:	130 m2
Plot Size:	5403 m2

IN BRIEF

Charming Maison de Maire on the edge of a village, blending period features with modern comfort. Four bedrooms (one en-suite), bright kitchen, spacious living areas, and potential to expand into the loft. Large gardens with space for a veg patch, animals etc and outbuildings with planning permission to convert if required.



ENERGY - DPE



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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 habitation: EUR

NOTES

DESCRIPTION

This attractive family residence, styled as a traditional maison de maître, is ideally located on the outskirts of a village, within easy reach of schools, shops, and cafés. Rich in character, the home features original wood panelling, high ceilings, decorative ceiling roses, and wooden floors throughout.

A welcoming entrance hall, with its vestibule, original tiled flooring, and striking oak staircase, sets the tone for the property. The bright, modern family kitchen (13.8m²) offers excellent storage, space for a breakfast table, and includes a Rangemaster double oven in the sale. This leads into a practical utility/boot room (7.5m²) with additional storage and laundry facilities, along with a convenient downstairs WC.

The spacious living and dining room (30m²), complete with wood burner, boasts original fitted cupboards and plenty of period charm—an ideal family gathering space.

Upstairs, there are four generously sized double bedrooms (15.6m², 14.3m², 12.8m², 10.3m²) one with its own en-suite shower room and WC (3.8m²). A large family shower room with WC serves the remaining bedrooms. (8m²).

A further staircase leads to the loft (50m²), currently used for storage but already insulated and offering excellent potential for conversion into additional living/work space.

The property also benefits from a cellar

Outside, the gated entrance opens onto ample parking for multiple vehicles. A useful garden workshop provides storage for tools and equipment.

The large stone outbuilding has planning permission in place to convert into 3 gites if required or it makes the perfect workshop and garage.