

Spacious stone house with annexe, barns and 4.8ha, in a super location, ideal equestrian property.



INFORMATION

Town:	Gesvres
Department:	Mayenne
Bed:	5
Bath:	2
Floor:	190 m2
Plot Size:	48000 m2

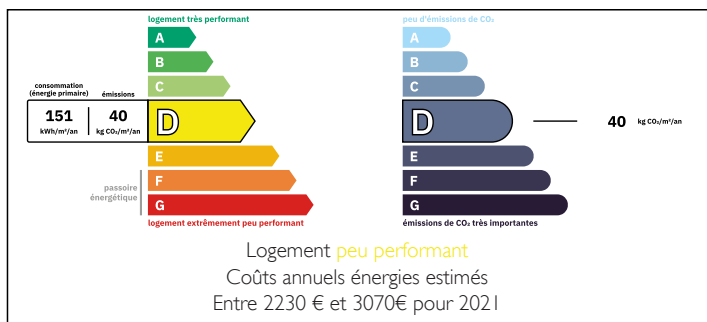


IN BRIEF

Renovated farm house with, annexe/gite, outbuildings and 4.8ha of prime grazing land, situated in the quiet countryside of Normandy, just 7km to all local amenities

Luminous 4 bedroom house and 1 bedroom annexe with land surrounding the property. Splendid views of the rolling countryside, large stone outbuilding and wooden barn/stable block

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.



DESCRIPTION

If you are looking for an equestrian property with the stables and land close to the house, then this is the one for you. The land is perfect for horses, it is currently just cut for hay and has not had any chemicals or sprays.

Access to this peaceful property is by its own sweeping driveway which goes around the main house and to the outbuildings.

The main part of the house has an entrance with a large front window which projects warmth and light, the lounge features a large fireplace handmade from French artisans which sits in a good-sized room perfect for a family and guests. There is a bedroom on the ground floor and a further 3 on the 1st floor

The adjoining 1 bedroom annexe can be used for additional accommodation for friends/family or perfect for a gîte/air b&b

Large stone barn with slate roof which was formerly a fromagerie, 80m²

American style wooden barn which would be perfect for horses, area for hay storage at the end.

This property really brings the dream of living in France to life in the heart of the Mayenne countryside and is not one to be missed.

It benefits from oil central heating and solar panel for the hot water

7 km to Pre en Pail which has all local commerce
30 min to Alencon (train)

1 hour to Caen - 1:30 to Ouistreham (ferry)

Information about risks to which this property is exposed is available...

LOCAL TAXES

Taxe foncière: **896 EUR**

Taxe habitation: **EUR**

NOTES