

SOLD - Renovation Project, beautiful stone house , spacious and full of potential



INFORMATION

Town:	Mayenne
Department:	Mayenne
Bed:	0
Bath:	0
Floor:	150 m2
Plot Size:	1200 m2



IN BRIEF

UNDER OFFER - This fabulous stonehouse is a complete renovation project and could be a great family home or B&B, it has been in the same family since 1939!

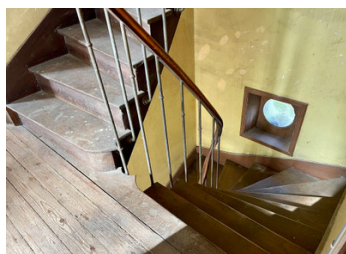
Situated on the edge of the town of Mayenne, in a cul de sac with views of open countryside and access to the local Voie Verte & the Velo Francette.

ENERGY - DPE

DPE not required.

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

The main house has a lovely entrance hall with the stairs facing you and 6 large rooms (approx 24msq each) with original wood & tile floors, high ceilings and an open chimney. All the windows have been replaced with double glazing.

It has an original beautiful wooden staircase that leads all the way to the top. It has a cellar that also has access from the outside.

The slate roof is in good condition and the plumbing is in place. Mains sewer. Electrics are in place but all needs updating/replacing.

To the side of the property is a workshop and a converted stable block with outside access to a first floor. Originally this was used as student accommodation and made into 8 rooms each with its own shower room and kitchenette. This could be turned into rental units Air B&B as there are local commerces in the area that regularly need places for people to stay short term plus the local agricultural lycée has students on the lookout for local accommodation. The possibilities are endless.

In the courtyard is a large hangar (35msqx4msq) ideal for a camping car or to simply use as a wood store. From here there is access to the side garden that has been used for chickens.

In front of the main house is a small garden with trees and bushes. To the side of the property is a small stream with a well which is an old water source...

LOCAL TAXES

Taxe foncière: 1298 EUR

Taxe habitation: EUR

NOTES