

UNDER OFFER - Beautiful setting for this 4 bed longère.

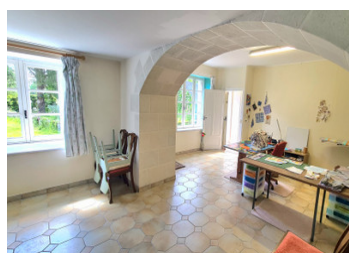


INFORMATION

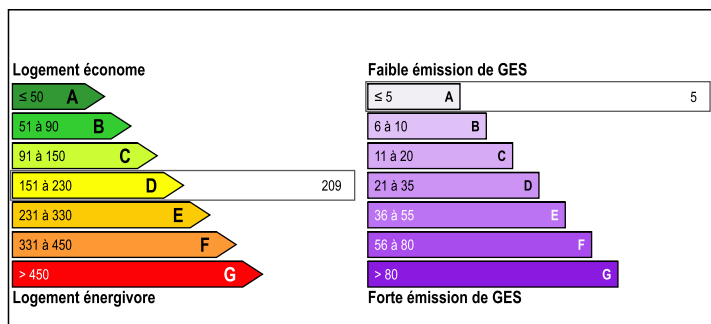
Town:	Carelles
Department:	Mayenne
Bed:	6
Bath:	2
Floor:	220 m2
Plot Size:	8700 m2

IN BRIEF

Nestled at the end of a tree lined driveway sits this beautiful 4 bedroom stone property, 2 bedroom farmhouse (some works needed), several outbuildings all sat in 9000m2 of land and gardens. The setting is idyllic and only a bike ride or walk to a village bar/restaurant/épicerie. If you are looking for peace and quiet along with the potential of creating a gîte, or you need a workshop, this is definitely one for you.

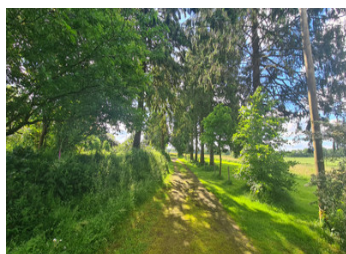


ENERGY - DPE



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 habitation: EUR

NOTES

DESCRIPTION

Property 1.

Here you will find a large open plan living room (63m²) with fitted kitchen and dining area. Beautifully presented and decorated with taste this is the perfect space for family and entertaining. Underfloor heating along with a new wood burner for winter evenings.. The kitchen has plenty of storage space and work surfaces including a breakfast bar and there is space for a family size dining table too.. There is a door leading directly onto a sunny terrace. Numerous windows let in plenty of natural light making this a great family space. Off this room there is a 4th bedroom / study (9.3m²) and a wc with a utility area (4.5m²). To the first floor and off the bright open landing there are 3 large double bedrooms (16.4m², 11.2m² and 10.8m²). Each one has beautiful wooden flooring along with some exposed oak beams and pretty juliette balconys looking out onto the garden and surrounding countryside. One of the bedrooms has en suite facilites which include a shower, wash basin and wc (5.7m²). The family bathroom (bath, free standing shower, large sink and wc) also has plenty of storage cupboards. There is a further separate WC. On this floor.

Property 2

This is a handsome granite farmhouse with stone steps leading to the original front door. This house is in need of some work but is in a general good condition. You enter into a large room (44,6m²) that would make the perfect living..