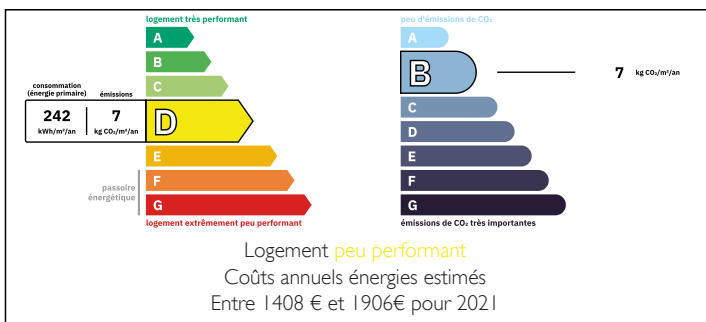


A charming fusion of new and old. Spacious, Fibre-optic available.



ENERGY - DPE



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 includes a small barn attached to the house, providing the potential for extension or creating a separate annexe for family and friends.

Beautiful Gardens: 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.

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

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>

LOCAL TAXES

Taxe foncière: 509 EUR

Taxe habitation: EUR

NOTES