

UNDER OFFER - Looking for a house, project, barns and land then look no further!



INFORMATION

Town:	Saint-Aignan-de-Couptrain
Department:	Mayenne
Bed:	1
Bath:	1
Floor:	81 m2
Plot Size:	5413 m2



IN BRIEF

UNDER OFFER - Huge potential with this country house with attached former old houses and barns set in 1.3 acres, situated on the Mayenne/Orne border set in the stunning national park on the outskirts of St Aignan De Couptrain (53250) this region is renowned for its outstanding choice of outdoor and country pursuits from cycling, walking, horse riding and more. Just a short drive to the medieval Lassay les Chateaux, a 'petite cité de caractère.' and the famous spa town of Bagnoles de l'Orne with its casino overlooking the lake. A superb local road and transport network means you are under 30 minutes away from the major cities of Alençon and 45 minutes from Laval. This property is easily accessible from Caen port 1.5hrs. Cherbourg and Dieppe ports 2.5hrs. Calais is around 4 hours. Rennes airport 1.5hrs,...

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.



LOCAL TAXES

Taxe foncière: 167 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Situated at the end of a no through you will find this long stone building with different roofs, consisting of one-bedroom property and an assortment of outbuildings and old cottages, garden and small paddock to the rear.

The house consists of:

Main living room/kitchen - 6.2 x 5.2 with window, fireplace and woodburning stove, laminate flooring, beams, kitchen area with fitted units and sink

Bathroom/utility - 4 x 3 with window, sink, plumbing in place for washing machine, shower cubicle and separate wc

Bedroom – 5.7 x 6.5 large room with window, door to exterior, old fireplace and central beam. Door leading to rear room for renovation 6 x 3.5

Attached old cottages and barns giving the opportunity to created additional accommodation/gite if required all you need is some vision

Garden land to the front with ample parking, separate outbuilding, land and paddock to the rear

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>