

Spacious 4-Bed Home with Geothermal Heating & Private Parklike Grounds



INFORMATION

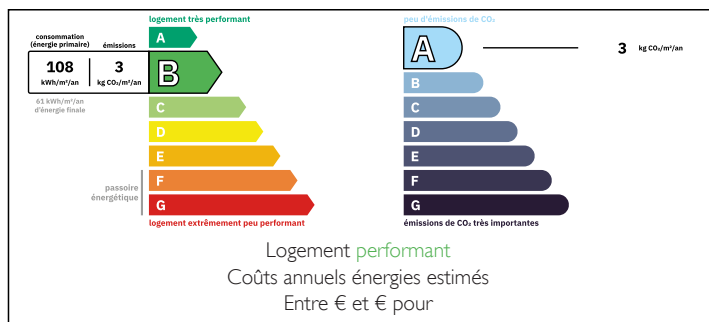
Town:	Le Horps
Department:	Mayenne
Bed:	4
Bath:	2
Floor:	205 m2
Plot Size:	5000 m2

IN BRIEF

This 4-bedroom, 3-bathroom home offers 206m² of comfortable, modern living with the added benefit of eco-friendly geothermic heating. Set on approximately 5,000m² of private parkland, the tree- and shrub-lined driveway curves gently to the left, leading to the garage and generous parking area.

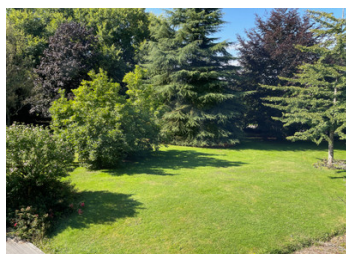
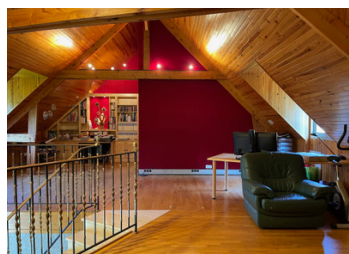


ENERGY - DPE



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

Ground Floor:

Entering the house, there is an entrance hall (9.37m²) and a sweeping staircase with ornate ironwork. To the left of the entrance hall is an office (7.83m²) that overlooks the front of the house, and to the right is the expansive lounge and dining area (40.66m²), characterised by a fireplace and large windows that offer views both to the front of the property and the back veranda/conservatory.

The dining area flows into the veranda/conservatory (31.6m²), a full-length extension of the property that includes an indoor BBQ area. This space, with its sliding doors, allows you to easily transition between indoor and outdoor living. The veranda features a wooden rafter ceiling, adding to its rustic charm, and opens onto a deck that wraps around to the front of the house.

The kitchen (19.07m²) which can be accessed both from the hallway and the dining area & from the basement is fully equipped with modern appliances, including an oven, dishwasher, and an American-style fridge/freezer. The kitchen connects to a secondary kitchen area (4.53m²) and offers access to stairs leading down to the garage and basement.

Continuing down the hallway from the entrance hall, you'll find a WC, and two bedrooms. The first is a suite (12.2m²) with a dedicated dressing area (6.6m²), and an en-suite bathroom featuring a shower (6.6m²). The second bedroom (9.8m²) with its own shower room (2.5m²).

First Floor:

The mezzanine level (51.58m²), a versatile bright space with two large velux windows and...

LOCAL TAXES

Taxe habitation: EUR

NOTES