

UNDER OFFER - Beautiful Stone Cottage with an Outbuilding & Land

EXCLUSIVE



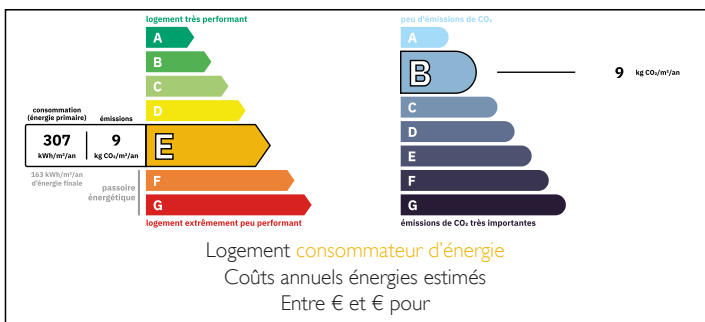
INFORMATION

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|-------------|----------|
| Town: | Le Horps |
| Department: | Mayenne |
| Bed: | 2 |
| Bath: | 1 |
| Floor: | 85.5 m2 |
| Plot Size: | 3350 m2 |

IN BRIEF

UNDER OFFER - This cottage beautifully blends traditional French character—with exposed stone walls, wooden beams, and large fireplaces—with modern comfort. The serene surroundings, thoughtful décor, and potential for personal touches make it a wonderful choice for anyone seeking an idyllic countryside home with both charm and flexibility.

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

Arriving at the property you have private double gates so you can park your car behind the gates if you wish or enter via a side gate. Next to the gates is the detached barn.

This cottage has been tastefully decorated, keeping natural stone walls and exposed wooden beams intact and is being sold part furnished.

On entering the front door, you step into a welcoming kitchen/dining area(31.65m2)

Natural stone walls and beams have been preserved, creating an inviting, rustic feel.

The kitchen has a character fireplace, enhancing the traditional charm of the home.

Stairs at the end of the room lead to the upper level.

A set of doors open onto a small veranda, where you can enjoy serene views with your morning coffee or evening relaxation.

Two steps up from the kitchen/diner lead into a corridor and a downstairs WC: and a spacious lounge (23.35m2) with cozy carpeting and a large stone fireplace as the focal point.

The room is perfect for relaxation and social gatherings, blending modern comfort with traditional character.

A staircase from the lounge takes you down to the lower floor, which offers a blank space that was intended to be transformed into a spare bedroom (20.5m2) with an en suite bathroom (5.95m2).

This area provides ample potential for buyers to design a custom room that fits their needs—whether a guest suite, office, or hobby space.

On the upper level :

There are two good-sized bedrooms (9.36ms & 6.50m2):

Both rooms retain the traditional charm of the property, with natural light and...