

House with three bedrooms with detached stables of 10 boxes close to the equine training centre in Senonnes.



INFORMATION

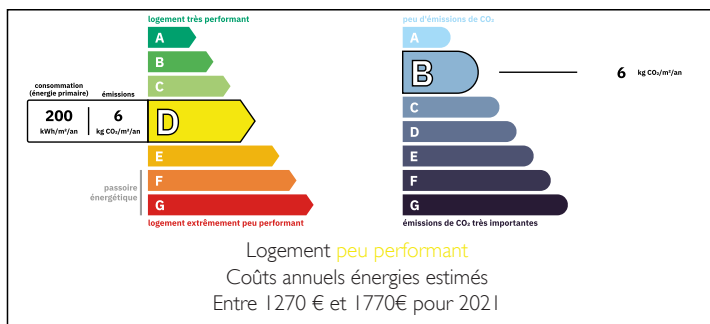
Town:	Senonnes
Department:	Mayenne
Bed:	3
Bath:	1
Floor:	110 m2
Plot Size:	8900 m2



IN BRIEF

Situated in the renowned village of Senonnes this property is ideal for a horse trainer or breeder being located right in the centre of the equine regional training centre for galloping (CERGO). The property is comprised of a modern 3 bedroom detached house, a separate stable block with 10 boxes and 2 acres of land.

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

Modern, spacious and bright house constructed in 2005 comprised of:

On the ground floor:

+ open plan living room/dining room

+ kitchen

+ bedroom

+ WC

On the first floor:

+ Bedroom 1

+ Bedroom 2

+ Bathroom with shower, bath and WC

+ Mezzanine/office area.

The cellar/sous-sol area provides for a workshop, garage and tack room

The house is very well presented with no works required. The spacious living spaces on the ground floor provide for ample space for modern family living. The house is fully double-glazed and insulated and benefits from electric underfloor heating on the ground floor and individual heating in the rooms on the first floor.

The stable block is presented as a modern self contained building with 10 individual boxes each with water and power supply. There is good vehicular access into and around the stable block.

The property also includes a good sized paddock of approx 1 acre with post and rail fencing to the front providing a good area for a couple of horses.

This property is ideally suited for a horse trainer or breeder within an area of high demand for such personnel. The property is located close to the regional training centre within Senonnes (CERGO) and even closer to the racecourse. There are also opportunities for the rental of the stables to other trainers and racehorse owners.

Located in the centre of Senonnes it has good access to the local road network linking Rennes to

LOCAL TAXES

Taxe foncière: 700 EUR

Taxe habitation: EUR

NOTES