

Nice house with outbuildings, garden and orchard, in a hamlet of north Mayenne departement.



INFORMATION

Town:	Saint-Pierre-des-Nids
Department:	Mayenne
Bed:	2
Bath:	1
Floor:	90.47 m2
Plot Size:	3880 m2

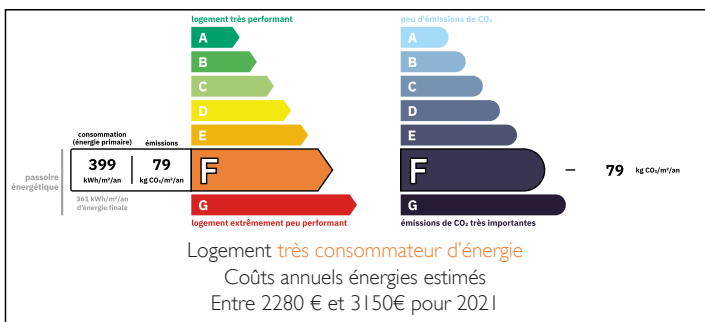


IN BRIEF

This pretty farmhouse is situated in the north of the Mayenne department, at the gateway to the Alpes Mancelles, 5 minutes' drive from Saint Pierre des Nids (where you will find shops and services : bakers, butchers, post office, school, etc.) and 10 minutes from the tourist village of Saint Céneri-le-Gérei.

Ideally situated 2 and a half hours from Paris and 1 and a half hour from Caen by motorway.

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

This slate-covered stone house comprises a ground-floor living area with an entrance hall, toilet, large utility/laundry room, shower room and a bright fitted kitchen/diner opening onto a lounge. There is a fireplace with wood burner.

Upstairs, a landing with a cupboard leads to two bedrooms with parquet flooring, a spacious bathroom and a toilet.

The property has PVC double-glazed windows and an oil-fired boiler with cast-iron radiators.

The rest of the building contains an attic, a cellar with boiler room and storeroom as well as a bright living room with beams and granite fireplace.

It is possible to increase the living space by opening an access to the adjoining attic. The attic space could also be converted.

There is a garden just in front of the house and an orchard a few metres further on. The detached outbuildings opposite include a barn, an old stable, a henhouse, a sheepfold, two lean-to buildings and two garages, one of which can accommodate a motor home. The property also has three wells.

A very interesting property, which you can live in while carrying out extension and renovation work. It's also ideal if you want to keep animals or have a number of spacious workshop or storage areas.

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

LOCAL TAXES

Taxe foncière: 427 EUR

Taxe habitation: EUR

NOTES