

Country house with separate gite set in land of over 7.8 acres with no neighbours close to Chateau Gontier

EXCLUSIVE



INFORMATION

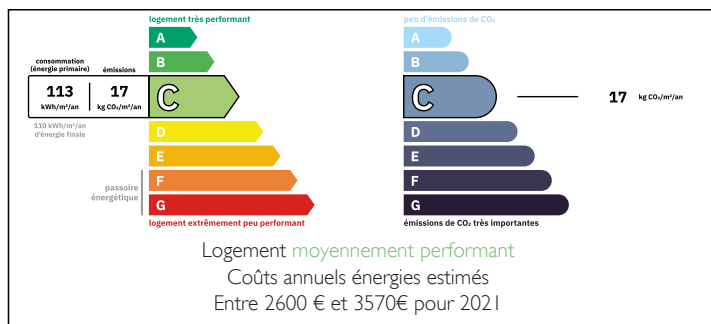
Town:	Ruillé-Froid-Fonds
Department:	Mayenne
Bed:	6
Bath:	5
Floor:	390 m2
Plot Size:	31700 m2

IN BRIEF

A country house of distinction with 4 bedrooms and large living spaces blending original features with more modern finishes and providing for luxury family living in a beautiful location with no visible neighbours. In addition to the main house there is a separate detached gite, a large detached garage/workshop and a separate garage for storage. All of this in approx 7.8 acres of land mostly laid to grass. It is in a beautifully private location with views across the countryside but close to the amenities of the local village and within 15km of Chateau Gontier and 30km of Laval.



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 foncière: 2900 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

The property is accessed via a private drive from the local country lane and through an impressive gated entrance into the park-like garden.

MAIN HOUSE - Original Moulin

The structure and character of the original moulin is evident from the outside.

On the ground floor:

Entrance Hall

Kitchen-dining room

Lounge - 1 situated in the right hand section of the of the property within the original moulin provides for a living space of over 40m²

Lounge -2 situated in the modern extension (to the left of the property) provides for nearly 40m² of living spaces with large double glazed units providing for views across the park Circular stairs from here lead into the cellar/sous-sol.

Bedroom with ensuite

Back kitchen

First Floor

Master bedroom with ensuite

Bedroom 3 with ensuite

Bedroom 4/mezanine

Gite

Entrance

Lounge/dining room

Kitchen with fitted units

Bathroom with WC

Bedroom

Loft area as pop_up bedroom

Garage/workshop

Second garage

Information about risks to which this property is