

## Magnificent fully renovated barn in the heart of the Mayenne countryside



## INFORMATION

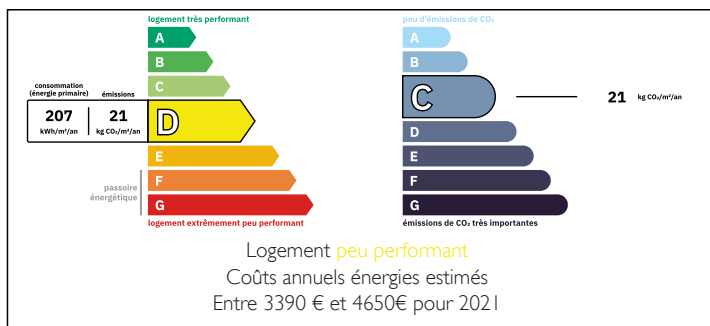
Town:	Évron
Department:	Mayenne
Bed:	4
Bath:	4
Floor:	264 m2
Plot Size:	2620 m2



## IN BRIEF

This magnificent barn, renovated in a loft style, with a surface area of 264 m2, is situated in a peaceful, rural location with magnificent views over the countryside. The former barn offers a harmonious blend of old-world charm and modern comforts, including underfloor heating, high ceilings, stone walls and exposed beams.

## 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

On the ground floor, there is a spacious, light-filled living room of around 60 m2 with access to an outside terrace, and a large, fully fitted and well equipped open-plan kitchen. A billiards room, master bedroom with en suite bathroom, utility room and shower room complete the ground floor.

A staircase leads halfway up to a mezzanine, presently used as a study/TV room, that overlooks the living room. On the upper level are three bedrooms, each with its own shower room and WC.

Outside, there is a garden and an above-ground swimming pool and pool house.

The property is situated 30 minutes from Laval and 55 minutes from Le Mans, both with good TGV rail links, and 6 minutes from the centre of Evron with a weekly market, supermarkets, DIY stores and all amenities.

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