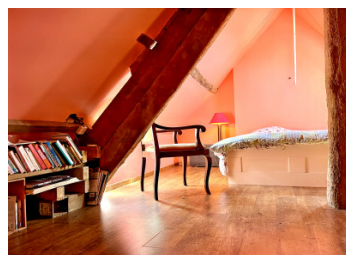


A rare dual-home property blending modern living and rustic French charm, set in a peaceful countryside hamlet



## INFORMATION

Town:	Le Ham
Department:	Mayenne
Bed:	3
Bath:	3
Floor:	281 m <sup>2</sup>
Plot Size:	5263 m <sup>2</sup>



## IN BRIEF

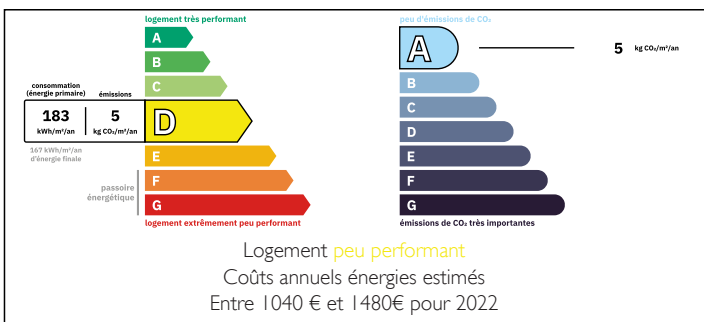
Charming Dual-Home Property in Peaceful French Hamlet

This unique property includes two beautiful homes on a 5000 m<sup>2</sup> plot, perfectly combining modern open-plan living and rustic French charm. Located in a quiet hamlet with only five houses, it's just 1 km from a village with a school and 8 km from Villaines-la-Juhel with shops, a swimming pool, and more.

Building 1: A stunning converted barn with large windows, open-plan living, wood heating, a ground-floor suite, two mezzanines, and a sunset-view terrace.

Building 2: A character-filled French country house with authentic tiled floors, fireplace, 2 bedrooms, and charming vintage features.

## 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

Dual-Home Retreat in Idyllic French Hamlet – Where Rustic Charm Meets Modern Living

If you've been dreaming of a life where modern comfort and rustic elegance meet in perfect harmony, this rare dual-home property in the peaceful countryside of northwest France might just be your dream come true.

Nestled in a tranquil hamlet of just five houses with friendly neighbors, this unique estate offers two stunning homes on a generous 4000 m<sup>2</sup> plot, perfect for hosting family, welcoming guests, or creating a charming rental income.

### Location Highlights

- Just 1 km from a village with a school
- Only 8 km from Villaines-la-Juhel, with shops, a swimming pool, library, and colleges
- Surrounded by nature, yet close to amenities

### BUILDING I – Modern Converted Barn

An architecturally stunning barn conversion offering light, space, and contemporary comfort:

- Expansive open-plan layout with soaring ceilings
- Three large windows (east, south, and west) flooding the space with light
- Ground-floor bedroom with ensuite bathroom with clawfoot tub & Italian shower
- Two mezzanines, ideal as bedrooms, art studios, or offices
- Wood-fired Nordpeis mass stove & thermodynamic hot water system
- Integrated kitchen with gas cooktop & electric oven
- A private terrace with breathtaking sunset views
- Adjoining storage shed for practicality

Perfect for creatives, entertainers, or those wanting a touch of Scandi-modern in the French countryside.

## LOCAL TAXES

Taxe foncière: **627 EUR**

## NOTES