

Pretty cottage to renovate (100m2) with outbuildings, 1.2 hectares of land and only 1km from Montaudin.



## INFORMATION

|             |           |
|-------------|-----------|
| Town:       | Montaudin |
| Department: | Mayenne   |
| Bed:        | 0         |
| Bath:       | 0         |
| Floor:      | 100 m2    |
| Plot Size:  | 12000 m2  |



## IN BRIEF

Fantastic opportunity to create your perfect home in the pretty Mayenne countryside yet less than 1km from the popular village of Montaudin with its shops, bars and restaurant. The cottage consists of a large open downstairs space of 55m2 and a first floor space of 55m2. There are utilities connected to the property. There A barn of aprox 120m2 is connected to the property along with another 2 outbuildings (60m2, 40m2 and both and in good condition) and a garage for 2 vehicles. All situated in 1.2 hectares (12000m2) of land so ideal for those with animals. In a quiet country area but less than 1km from all the amenities of Montaudin. This is a great property that allows you to create exactly what you want in a popular area.

10 minutes to the market town of Ernée  
20...

## ENERGY - DPE

DPE not required.

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 property has been cleared and emptied allowing you to start work in creating the perfect country home. Great outbuildings along with land and minutes from 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>

## LOCAL TAXES

Taxe habitation: EUR

## NOTES