

Traditional stone property set in the heart of the village with attached garden and outbuildings



INFORMATION

Town:	Hambers
Department:	Mayenne
Bed:	2
Bath:	1
Floor:	98 m2
Plot Size:	834 m2

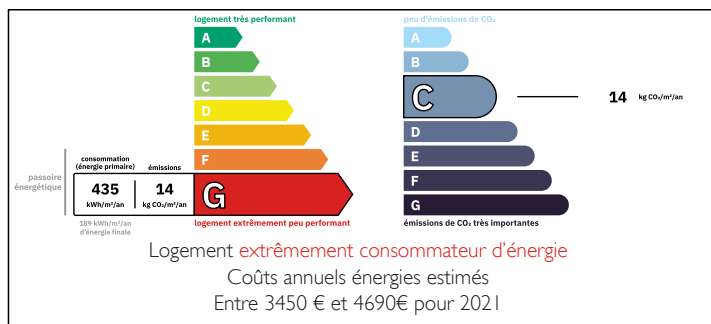
IN BRIEF

This character-filled home offers an exciting opportunity for those seeking a peaceful countryside retreat with excellent transport links. Whether as a primary residence, holiday home, or investment property, this charming stone house is ready to welcome its next owners.

Nestled in the heart of the picturesque village of Hambers, this delightful stone house offers a blend of traditional charm and practical living. Featuring an attached garden, outbuildings, and a spacious interior, the property is ideally located near the renowned Chapelle du Montaignu, a site with historical links to Mont Saint Michel. Just 5 km from Bais, where you'll find all essential amenities, and within 40km of Laval, offering train connections to Paris, this home also enjoys convenient access to the cross-channel ferries at Caen 135km.



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

Charming and Spacious Property with Character Features and Versatile Living Space

Ground Floor:

Kitchen/Dining Room (5.7 x 6 m)

A bright, generously proportioned space full of character, featuring original tiled flooring and a partially fitted kitchen with units and a breakfast bar. This inviting room benefits from dual aspect access to both the front and rear of the property, along with an electric radiator

Hallway leading to:

Bathroom (1.6 x 2.3 m)

Fitted with a bath, sink, and bidet, this bathroom is enhanced by tiled walls, wooden flooring, an electric radiator, and a rear-facing window that provides natural light.

Separate WC (0.8 x 1.5 m)

Conveniently located separate toilet with easy access from the hallway.

Bedroom 1 (2.5 x 3.8 m)

A double bedroom overlooking the rear garden, complete with wooden flooring and an electric radiator.

Bedroom 2 (5.6 x 3.1 m)

A spacious double bedroom boasting wooden flooring, an electric radiator, and a large window to the front elevation, making it ideal as a principal bedroom.

Utility Room (5.7 x 2.7 m)

A practical space housing the hot water tank and plumbing for a washing machine, complete with a sink and access to the front of the property. This room also includes a separate WC and staircase leading to the attic conversion.