

Ref: A34963ILH53

Price: 124 260 EUR

agency fees to be paid by the seller

Charming detached 3-bedroom character property with fully enclosed garden, garage and cellar 3 km to Landivy



# INFORMATION

Town: Landivy

Department: Mayenne

Bed: 3

Bath:

Floor: 96 m<sup>2</sup>

Plot Size: 1356 m2













# IN BRIEF

This lovely stone house full of character is situated 3 km to the South-East of Landivy. It is perfect as a primary or secondary residence.

On the ground floor, you have a good-size bright living room with wood flooring. Off this, you find the dining room with a wood burner and direct access to the garden. A fully fitted kitchen with direct access to a courtyard with a lot of potential to create something special, a bathroom with WC and a storage area complete this floor.

A wooden staircase located in the dining room leads you to the first floor where you have 3 bedrooms, a separate WC and an attic.

Some renovation work needed.

Attached to the house, you have a spacious garage (28 m2).

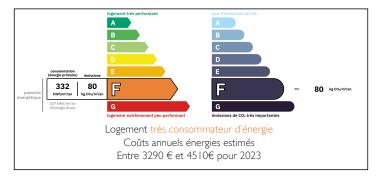
The courtyard could become a lovely fully private patio for outside dinner.

The house comes with a...

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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.

#### **FNFRGY - DPF**







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### LOCAL TAXES

Taxe habitation: EUR

## **NOTES**

#### DESCRIPTION

The property is double glazed on the ground floor. The septic tank is conforming (last inspection in September 2024).

Heating system: oil boiler - The boiler is in a separate technical room in the courtyard and the tank is in the garage).

#### **MEASUREMENTS**

Ground floor

Living room: 24,19 m2 Dining room: 14,77 m2 Kitchen: 11,13 m2 Bathroom: 6,56 m2 Storage: 1,31 m2

1st Floor

Landing: 1,04 m2 Corridor: 1,93 m2

Bedrooms: 9,55 m2, 9,77 m2 et 13,70 m2

Corridor: 0,93 m2 WC: 1,71 m2 Attic: 18,85 m2

Located in a quiet environment, peaceful rural setting but still not isolated, it is also close to first amenities and schools for families with young children: Landivy 3km, Fougerolles du Plessis 5,5 km, good-size market towns not far (Louvigné du Désert II km, Saint-Hilaire du Harcouët I6 km, Gorron 19 km, Ernée 20 km, Fougères 22 km), 40 km to Mayenne, 50 km to Laval, to the coast and the Mont Saint-Michel and to Rennes, less than 2 hours to Ferry port (Caen Ouistreham)

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