

Stunning riverside property, 4-bed house nestled on 1.84 acres overlooking the river Mayenne, a rare find



INFORMATION

Town:	Mayenne
Department:	Mayenne
Bed:	4
Bath:	2
Floor:	182 m2
Plot Size:	7447 m2



IN BRIEF

Nestled on the banks of the Mayenne and only 3 km to the market town of Mayenne, this home could be your perfect riverfront retreat. This enchanting family property offers an idyllic escape.

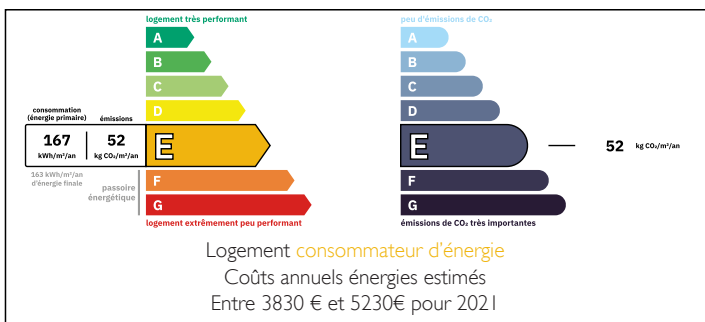
The ground floor welcomes you with a hall leading to a beautiful spacious and bright living room with an open fireplace (approx. 48 m2), a fully fitted kitchen, two double bedrooms (or a bedroom and an office as you wish), a bathroom and a separate W.C.

A beautiful staircase in travertine leads you to the first floor where you will find two additional double bedrooms, followed by a bathroom and a separate WC and a spacious room used as an entertainment room.

A full basement includes 2 garages, a boiler room, a utility room, a proper wine cellar and a WC.

This family home boasts a large manicured...

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

This property is situated within walking distance to all amenities

Tarmac driveway
Double-glazing
Oil central heating

Mayenne market town 3 km, Laval 20 km with TGV station to Paris, ferry port 130 km

If you are looking for your dream riverside retreat, look no further.

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