

Dating back to the 16th century stands this 3 bedroom property with outbuildings on 3300m2 of garden.

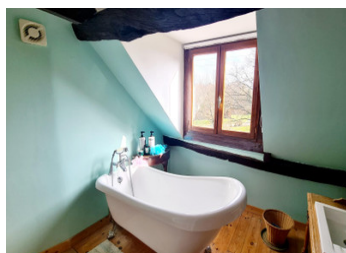


## INFORMATION

Town:	Carelles
Department:	Mayenne
Bed:	2
Bath:	2
Floor:	110 m2
Plot Size:	3300 m2

## IN BRIEF

Situated in the heart of the countryside off a small country lane stands this property dating back to the 16th century. Original beams, exposed stone walls and character staircase are just some of what welcomes you inside. A large stone barn, hangar and bread oven are included in the sale and the pretty garden surrounding the property is ideal for those looking for a self sufficient lifestyle. Walking distance to a local bar and 8 km from Gorron market town.



## ENERGY - DPE

DPE in progress.

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

You enter directly into the open plan lounge and kitchen area (50.8m<sup>2</sup>). There stands a central granite fireplace with wood burning stove, fitted kitchen, dining area with space for a family size table and lounge area. A feature oak staircase leads up to a central landing (9.2m<sup>2</sup>) with 2 good size double bedrooms (17m<sup>2</sup>, 14.6m<sup>2</sup>). Both with fitted storage and oak flooring. A shower room with WC is also located on this floor. To the second floor there is a guest bedroom (14m<sup>2</sup>) that sits next to a bathroom with wc (5.2m<sup>2</sup> including free standing bath, sink and wc).

The property comes with a traditional bread oven outbuilding used for storage, a large stone barn, a hangar (perfect space for outside entertaining) and a utility room with has extra storage. There is garden on all 4 sides of the property and mature trees, fruit trees and established shrubs are mixed in with a large lawn area. Parking at the front for several vehicles.

Carelles has a popular bar that also does meals certain times of the week but 8km away is the large market town of Gorrion.

140 km to the nearest ferry port

53km to the coast.

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