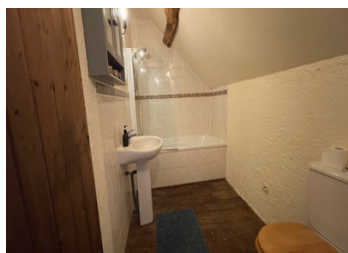


Quaint 2 Bedroom House with Land & Outbuildings



INFORMATION

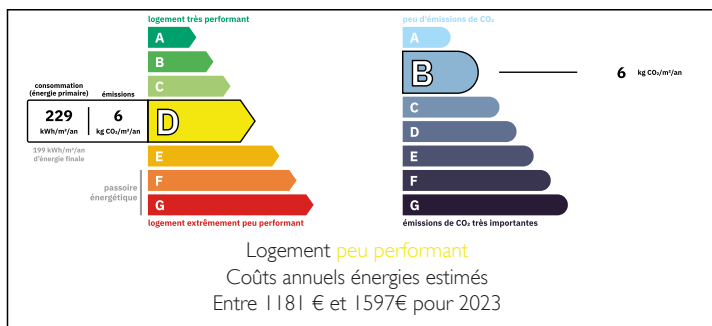
Town:	Le Horps
Department:	Mayenne
Bed:	2
Bath:	1
Floor:	103 m2
Plot Size:	3929 m2



IN BRIEF

Charming 2-bed, 1-bath terraced home (104 m²) in a quiet hamlet, featuring a wood-burning stove, traditional wooden floors, and a spacious kitchen. Set on 3929 m² of land with mature gardens, an enclosed orchard, and outbuildings with electricity—perfect for workshops or creative use.

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

Step inside to discover a spacious living room with a wood-burning stove and equally spacious kitchen and a downstairs WC. Upstairs, two exceptionally large bedrooms—one featuring a dressing room—provide comfortable living space, complemented by a well-equipped bathroom with a bath, sink, and WC. Traditional wooden floors and double glazing throughout.

Just across a small pathway in front of the house is an enclosed garden with a thriving orchard offers a private space to unwind or cultivate homegrown produce. The property extends over 3929 m², featuring mature trees, shrubs, and scenic countryside views. Several outbuildings, all equipped with electricity, provide ample space for storage, workshops, or creative projects.

LOCAL TAXES

Taxe habitation: EUR

Also on the land is:

A conservatory to renovate

Two greenhouses

A Large Polytunnel

While the septic tank requires updating, this property presents a fantastic opportunity for those dreaming of rural life—whether as a smallholding, a country getaway, or a peaceful family home surrounded by nature.

NOTES

Peaceful Location – with Lassay-les-Châteaux (6km) and Mayenne (19km) offering supermarkets, schools, banks, bars, and restaurants. Easy access to the ferry port at Caen in just 1 hour 45 minute

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