

Attractive 2 bedroom village house with scope to expand, plenty of outbuildings in enclosed 1 acre plot

EXCLUSIVE



INFORMATION

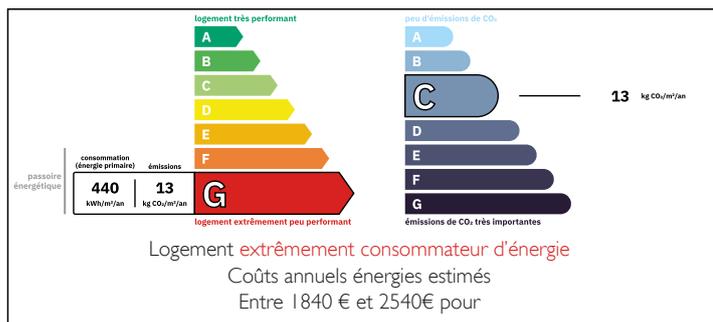
Town:	Lignières-Orgères
Department:	Mayenne
Bed:	2
Bath:	1
Floor:	120 m ²
Plot Size:	4324 m ²

IN BRIEF

Set in a peaceful village location, this character-filled property offers a fantastic opportunity to create a spacious family home with scope for expansion. Boasting generous living areas, a large garden, and a wealth of outbuildings, it's perfect for those seeking space, comfort, and countryside charm.

The village of Lignieres-Orgeres is set in the middle of the beautiful Normandy Maine Natural Park, with miles of cycle paths and footpaths through stunning forests, productive orchards and ancient pastures. The ferry port of Caen is only 96km, and there is ample shopping in local towns. The university city of Alençon, with a vibrant cultural scene, is 30km away.

ENERGY - DPE



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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.



DESCRIPTION

Step up to the front door and into a welcoming entrance hall (10m²) with classic tiled flooring. From here, you're led into the heart of the home – a bright and open-plan living space (40m²) combining the kitchen, dining, and lounge area. With four large windows and a dual aspect, this space is bathed in natural light and ideal for both everyday living and entertaining.

The property currently offers two large bedrooms:

Bedroom 1 (19m²) – Wooden flooring, two large windows, and an interconnecting door to Bedroom 2

Bedroom 2 (20m²) – Also with wooden floors and two large windows ensuring plenty of natural light

There's a family shower room (6m²) fitted with a shower, sink, and bidet, along with a separate WC.

From the kitchen, steps lead down to a generous 29m² storage room, which provides access to both the cellars and the huge attic above – a fantastic space currently divided into two rooms and offering excellent potential for conversion into additional bedrooms or a master suite.

Outside, the property continues to impress with a large enclosed garden, including vegetable plots and established fruit trees – perfect for keen gardeners or those dreaming of a self-sufficient lifestyle. There are also numerous outbuildings, one of which is large enough to house a camper van.

Additional features include:

Double glazing throughout

Wood-fired heating system

This is a rare opportunity to create a truly special home with space, character, and flexibility. Whether

LOCAL TAXES

Taxe foncière: **650 EUR**

Taxe habitation: **EUR**

NOTES