

Traditional farmhouse to renovate with outbuildings and over 2 acres of land close to La Guerche de Bretagne

**EXCLUSIVE**

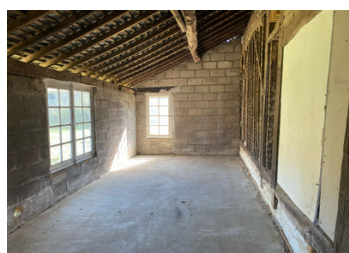


## INFORMATION

Town:	Brains-sur-les-Marches
Department:	Mayenne
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	9438 m2

## IN BRIEF

Interesting renovation project on the Brittany/Mayenne border comprising a stone farmhouse and outbuildings in over 2 acres of land that includes a small wooded area and a pond. Situated on the edge of the quiet village of Brains sur les Marches about 8 minutes from the nearby market town of La Guerche de Bretagne.



## ENERGY - DPE

DPE not required.

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

A renovation project with plenty of potential comprising:

- + Stone construction longère-style property with large open plan spaces all on the ground floor and many original features still in place including the original ornate stone fireplace and exposed timbers. The building is literally a blank canvas for creating the home of your dreams in a beautifully secluded environment.

Outside there are numerous outbuildings including:

- + Stable block with a larger loft area
- + Block constructed closed hanger with concrete floor of about 120m<sup>2</sup>
- + Open barn

Contained within the land of over 9400m<sup>2</sup> is a small pond.

This is a renovation project. Some work has already been made but it will be necessary to undertake some significant works including windows, wiring, plumbing and drainage but there is the opportunity to create a beautiful home from the works that have already been done. Connections to mains electricity and water are available to the property.

Situated on the edge of the village of Brains sur les Marches this is within a very short distance of the major market town of La Guerche de Bretagne

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