

Presenting this spacious property set in 4.6 hectares with outbuildings and 1km from Châtillon sur Colmont.

EXCLUSIVE

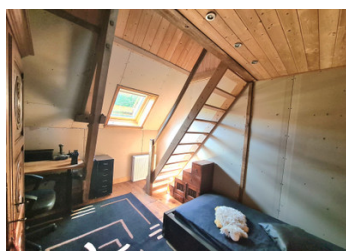


INFORMATION

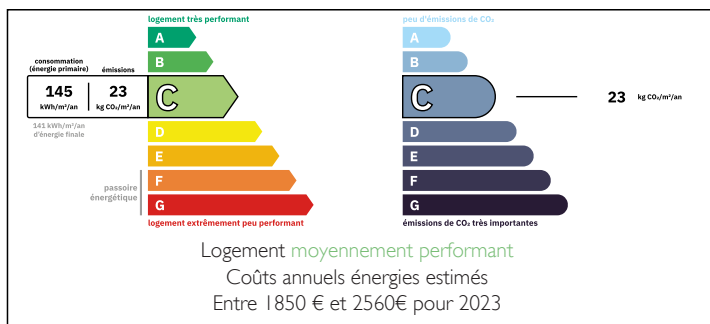
Town:	Châtillon-sur-Colmont
Department:	Mayenne
Bed:	4
Bath:	1
Floor:	190 m2
Plot Size:	46000 m2

IN BRIEF

Nestled in a picturesque setting just 1 km from Châtillon-sur-Colmont, this spacious property offers a unique opportunity for those seeking a tranquil rural lifestyle. With generous land and large outbuildings, it's ideal for animal lovers, especially those interested in horses. The main house features 4 bedrooms and 1 bathroom, providing ample accommodation for families or guests. An additional 2 bedrooms and 2 bathrooms have been partially renovated, allowing you to customize the space to your taste and complete the renovations. Enjoy 4.6 hectares of lush land, perfect for grazing animals, gardening, or simply enjoying the beauty of nature along with generous-sized outbuildings on the property, offering versatile space for storage, workshops, or animal shelters. Minutes from a village with amenities and a large town.



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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

Situated at the end of a lane, discover this exceptional property, located just 1 km from the charming town of Châtillon-sur-Colmont. This spacious home combines comfort and versatility on a generous 4.6-hectare estate, making it ideal for families, hobby farmers, or anyone seeking a peaceful rural lifestyle.

Ground Floor Layout:

- Living Room: A welcoming space featuring a wood burner for cozy evenings, connecting to an open-plan kitchen and dining area 36 m². Direct access onto the sunny terrace and garden.
- Shower Room with WC 5.7 m².
- Bedrooms:
 - Bedroom 1: 16.6 m² with access to the outside
 - Bedroom 2: 13.1 m², also with outside access.
- Utility Room/Garage: A spacious 21 m² area for convenience.
- Storage/Games Room: A substantial 26 m² space for leisure or storage.

First Floor.

- Master Bedroom: Featuring stunning oak beams and dual aspect windows (23.2 m²), with a dressing room (6 m²) and a potential ensuite (10.4 m²) that is already plaster boarded and ready to be completed.
- Additional Bedrooms: Two further bedrooms, both over 11 m², each with their own mezzanine areas for added space and charm.
- Potential for more Bedrooms: Two additional bedrooms that are partially renovated, along with a bathroom that has fixtures in place but is not yet plumbed. A further room ideal for use as a study or to create another shower room.

Outbuildings and Additional Features:

- Large Hangar: A 130 m² three-sided hangar with a partial concrete floor and a solid roof, perfect...