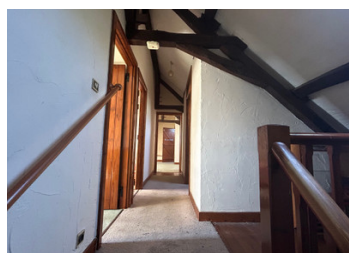


**UNDER OFFER** Charming stone cottage with gîte, stables and 2.7 hectares of land in rural location.

**EXCLUSIVE**



## INFORMATION

Town:	Blandouet-Saint Jean
Department:	Mayenne
Bed:	3
Bath:	2
Floor:	140 m2
Plot Size:	27190 m2

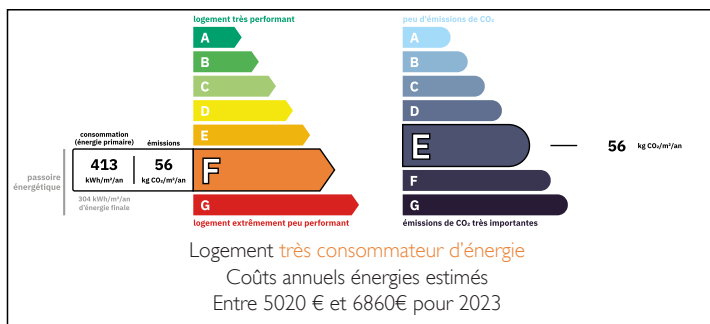
## IN BRIEF

This character-filled 3-bedroom stone cottage presents a wonderful opportunity to create your ideal rural retreat. Set on approximately 2.7 hectares of land, the property features a self-contained gîte, stables, and open grounds—ideal for horses, a smallholding, or simply enjoying the countryside lifestyle.

Fully habitable as it stands, the cottage benefits from oil-fired central heating, mains electricity, and water. While some modernisation is needed, it is ready to move into and offers excellent potential to personalise and add value over time.

Previously a much-loved family home, this charming cottage retains many original features and is simply waiting for new owners to restore it to its former glory.

## 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

On the ground floor, the spacious living room includes a feature fireplace with large wood burner and exposed beams and a family kitchen with fitted units and a range, ideal for entertaining. A staircase leads from the kitchen to the first floor where there are three well-proportioned bedrooms and two bathrooms, providing ample accommodation for family and guests. A large attic space offers exciting potential for conversion, whether for additional living space, a home office, or a studio. Adjacent to the main house is a charming gîte, complete with its own bedroom and bathroom, offering excellent potential for additional guest accommodation.

Outside, and running the full length of the house, is a sunny, south-facing terrace and courtyard—perfect for al fresco dining or simply relaxing in the sun.

Across the courtyard sits a purpose-built stable block with electricity and running water, a wood shed, and two barns, one of which has previously served as an artist's studio—ideal for creative pursuits or further development.

Blandouet-Saint-Jean lies 50 km west of Le Mans, with its historic centre, 24-Hour race circuit, and high-speed rail links to Paris. To the east, the riverside town of Laval offers access to Rennes and Brittany, while nearby Sainte-Suzanne, one of the most beautiful medieval towns in France, is just 10 km away. The Normandy coast is within reach at 200 km, with regular ferry services to the UK, and international airports in Tours, Rennes, and Paris provide convenient global access.

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Information about risks to which...

## LOCAL TAXES

Taxe habitation: EUR

## NOTES