

## Charming 17th-Century Village House with Annexe & Garage



## INFORMATION

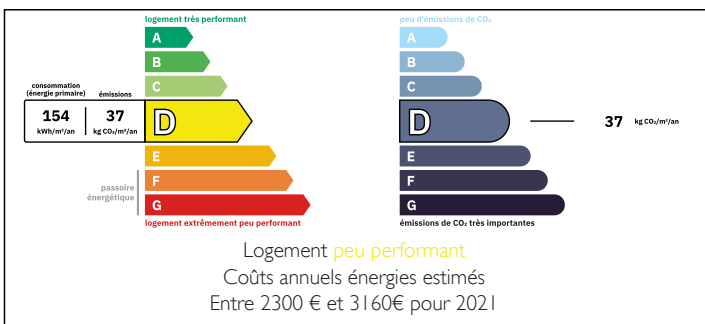
Town:	Courcité
Department:	Mayenne
Bed:	5
Bath:	2
Floor:	200 m2
Plot Size:	118 m2



## IN BRIEF

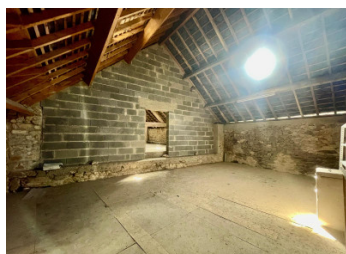
Nestled in the heart of a picturesque village, this beautiful house is full of character and history. With five bedrooms, including four with original sinks, it offers a rare glimpse into the past, while still allowing plenty of room for modernisation and personalisation.

## 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

Inside, the property boasts:

A welcoming lounge with an open fireplace, parquet floor, and balcony running the full length of the house – the perfect spot to sit and watch the world go by.

A dining room with a large open fireplace, ideal for family meals and entertaining.

Kitchen with fitted cabinets and door to the cellar.

Ground floor WC and separate sink.

First Floor: A bathroom and separate WC for convenience.

Beautiful wooden doors and a stunning staircase to the 5 bedrooms, 4 with sinks.

A large attic offering great potential for conversion.

In addition, there is a three-room annexe with a toilet (once used as a notaire's office), providing extra space for guests, a home office, or a creative studio.

The property also includes:

A large garage with an upper floor, perfect for storage, a workshop, or even a hobby space.

A small garden at the front of the house, plus an additional village garden a short walk away – a peaceful space to enjoy the outdoors.

This is a rare opportunity to own a piece of history in a quaint and charming village. The house retains many original features and could benefit from some updating, making it the ideal project for those looking to create a unique and character-filled home.

Location is in the village of Courcité, dept 53, walking distance to cafes, bar, church, bakers. Located approx 15kms away is the village of Sille-le-Guillaume with its own history and fabulous chateau.

## LOCAL TAXES

Taxe habitation: EUR

## NOTES