

## UNDER OFFER – Traditional cottage with sunny garden, summerhouse & outbuildings

EXCLUSIVE



## INFORMATION

Town:	Torcé-Viviers-en-Charnie
Department:	Mayenne
Bed:	2
Bath:	1
Floor:	48 m <sup>2</sup>
Plot Size:	716 m <sup>2</sup>



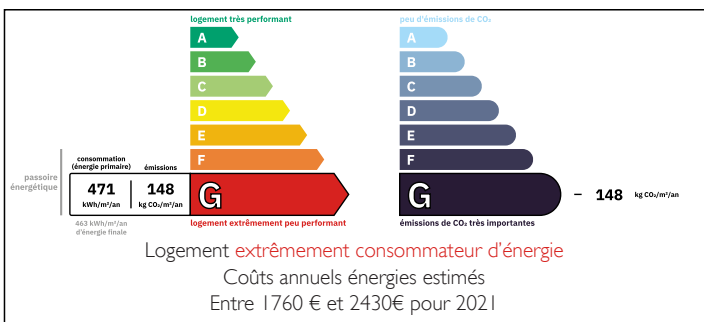
## IN BRIEF

Whether you're looking for a weekend retreat or a permanent home, this charming cottage is a rare find. Tucked away at the end of a quiet lane in a sought-after village, the property offers compact, single-level accommodation with excellent potential to extend (subject to planning permission)—perfect for buyers seeking to create a more spacious, tailored home.

The cottage is complemented by a sunny garden with views across adjacent farmland, providing a peaceful and picturesque outlook. A delightful summerhouse adds further versatility—ideal for working from home, relaxing, or simply enjoying the tranquil setting.

Steeped in history, this unique property was once the village tannery and includes a spacious cave and a generous attached outbuilding, ideal for use as a workshop, artist's studio, or potential conversion

## 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

Behind a gated entrance, the property welcomes you with a gravel driveway leading to the front door. Inside, is an open-plan fitted kitchen and living area, complete with space for a family dining table. At one end of the home, is the main bedroom, while a door off the kitchen leads to a bathroom with shower, a separate WC, and a second bedroom, currently used as a dining room.

A large, sunny area outside the front door offers excellent potential for a substantial patio—perfect for al fresco dining. The front garden features established trees and shrubs, with plenty of scope to enhance it further with flower beds along the length of the property.

To the rear, the garden is laid to lawn, dotted with mature trees and edged with space for flower borders—an ideal haven for gardening enthusiasts. Nestled at one end is the recently renovated summerhouse, offering a peaceful hideaway or a fun and cozy place to sleep during warm summer nights.

Torcé-Viviers-en-Charnie lies 40 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 7 km away. The Normandy coast is within reach at 178 km, with regular ferry services to the UK, and international airports in Tours, Rennes, and Paris provide convenient global access.

This is a wonderful opportunity...

## LOCAL TAXES

<b>Taxe foncière:</b>	<b>171 EUR</b>
<b>Taxe habitation:</b>	<b>EUR</b>

## NOTES