

Character Stone House with Outbuildings in Tranquil Rural Location



INFORMATION

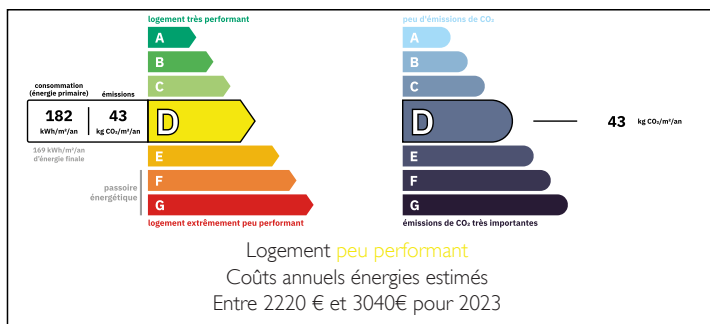
Town:	Saint-Aubin-du-Désert
Department:	Mayenne
Bed:	3
Bath:	2
Floor:	175 m2
Plot Size:	3077 m2

IN BRIEF

Full of rustic character and rural charm, this traditional stone house offers an excellent opportunity for those seeking a tranquil countryside lifestyle with space and potential.



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

The main house features a kitchen (13.89m²)
open-plan lounge and dining area (31m²)
Ground Floor Shower room & WC (3.7m²)

First Floor:

Spacious landing (6.25m²)

Three comfortable bedrooms (9.16m², 8.10m² & 14.4m²)

Shower Room & WC (6.37m²).

Outside, the property includes a large barn with a hayloft, a second building with renovation potential, and a ruin adjoining the main house – perfect for extending or creating a unique feature space.

Set on a generous private plot with a large garden and private driveway, the home enjoys a quiet, rural location while still being accessible to local amenities.

Key Features:

Character stone house with 3 bedrooms

Lounge/diner, kitchen, 2 shower rooms, and 2 WCs

Large barn with hayloft

Additional building to renovate + ruin

Private driveway and large garden

Peaceful countryside location

Ideal as a family home, country retreat, or project with scope to expand.

Local Amenities in the village of Villaines-la-Juhel just 9kms away

Ferry ports : Caen 132kms, Le Havre 192kms, Calais 414kms

Airports: Rennes 139kms, Tours 153kms, Paris 248kms

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

LOCAL TAXES

Taxe habitation: EUR

NOTES