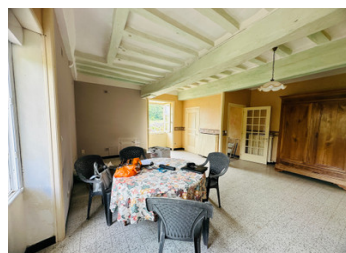


## SOLD - Farmhouse with Outbuildings and Large Plot – Ideal Renovation Project in the Countryside



## INFORMATION

Town:	Vimarcé
Department:	Mayenne
Bed:	2
Bath:	1
Floor:	100 m <sup>2</sup>
Plot Size:	7000 m <sup>2</sup>



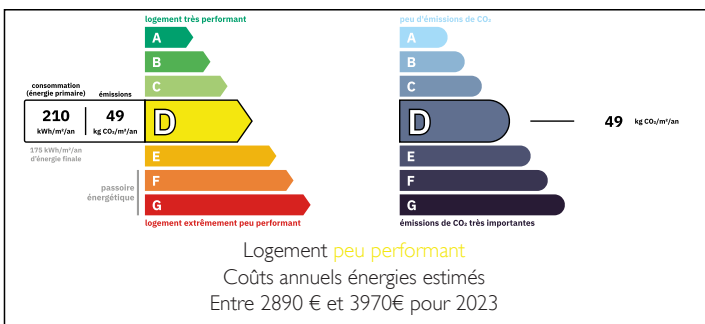
## IN BRIEF

UNDER OFFER - Farmhouse, with rustic charm and potential, is ideal for buyers seeking a renovation project in a peaceful rural setting. Offering approx. 100m<sup>2</sup> of living space, the house includes an entrance hall, lounge/dining room, kitchen, back kitchen (laundry room) two adjoining bedrooms, a bathroom with WC, and a separate shower room with WC. The spacious attic with high ceilings is perfect for conversion into extra living space.

Set on a generous 7,000m<sup>2</sup> plot (final boundaries to be confirmed at the seller's expense), the property also features approx. 800m<sup>2</sup> of well-maintained outbuildings — ideal for storage, workshops, or future development. The grounds include a courtyard, garden, and a well.

This is a rare opportunity to create your dream home, holiday retreat, or gîte project in the heart of the countryside.

## 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

Main House (Approx. 100m<sup>2</sup>):

The single-storey home is full of charm and traditional features. It comprises:

Entrance hall - 4.2m<sup>2</sup>

Lounge/Dining room - 30m<sup>2</sup>

Separate kitchen - 8.84m<sup>2</sup>

Back kitchen (laundry room) - 4.86m<sup>2</sup>

Two adjoining bedrooms - 25.9m<sup>2</sup> & 20m<sup>2</sup>

A bathroom with WC - 4.35m<sup>2</sup>

A separate shower room with WC - 4.4m<sup>2</sup>

Double glazed windows

The attic above offers generous ceiling height and ample space - 57.8m<sup>2</sup>, presenting excellent potential for conversion into additional living areas (subject to planning)

Outbuildings (Approx. 800m<sup>2</sup>):

One of the standout features of this property is the collection of outbuildings in very good condition. These include barns, stables, garage and storage areas—perfect for workshops, vehicle storage, agricultural use, or potential guest accommodations. Their excellent structural condition opens many possibilities for repurposing or extension.

Situated just 9km from Sille le Guillaume a citie of character with all amenities and 15kms from Evron.

Ferry ports : St Malo -195kms, Ouistreham - 169kms, Calais - 429kms

Airports: Rennes - 133kms, Tours - 145kms, Paris - 255kms

## LOCAL TAXES

Taxe foncière: **267 EUR**

Taxe habitation: **EUR**

## NOTES

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