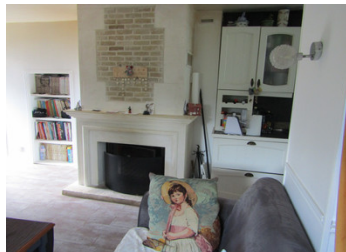


Lovely renovated 2/3-bedroom house with veranda, large garden, swimming pool and adjoining outbuildings.



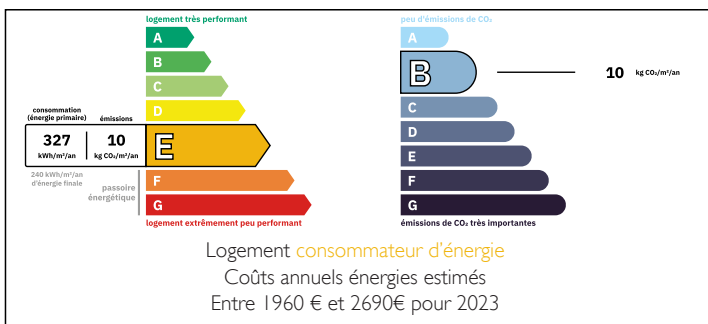
INFORMATION

Town:	Champfrémont
Department:	Mayenne
Bed:	2
Bath:	1
Floor:	107.89 m2
Plot Size:	2393 m2

IN BRIEF

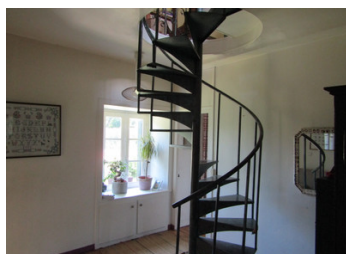
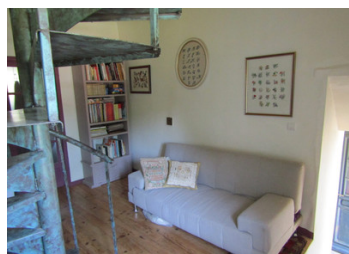
Located in a hamlet of the Alpes Mancelles area, 3.7 km from a village with shops (bakeries, butchers, pharmacy, bar), this charming 2/3-bedroom dwelling with a spacious living room, has a lovely wooded outdoor area with a swimming pool and a stream bordering the property. 115 km from Ouistreham ferries.

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 entering the house, you'll find a lovely living room with a cosy sitting room and fireplace, and a kitchen opening onto a dining room set in a veranda with a breathtaking view of the garden and surrounding fields. The veranda gives access to a pleasant shaded terrace, and another terrace is at the front of the house.

To the left of the entrance, a room leads to a bedroom with a large closet (47 cm deep) and a bathroom with toilet. A beautiful spiral staircase leads to a large landing room (which could be used as a spare bedroom) and a magnificent attic bedroom with beams and exposed stone wall.

The house benefits from photovoltaic solar panels, installed in 2023, to supply electricity.

Adjacent to the house, a lean-to is used to store firewood and gives access to a laundry room.

The rest of the farmhouse contains a cellar, an old cowshed, a workshop with convertible attic space and a covered garage.

The wooded, enclosed grounds feature a lovely 4 x 3-meter swimming pool, a well, an orchard, a vegetable garden and a henhouse.

Room dimensions:

Living room : 9.22 x 5.61 m

Entrance hall : 2.51 x 1.56 m

Room : 4.19 x 2.94 m

Bathroom : 2.92 x 1.87 m

Bedroom 1 : 5.31 x 3 m

Landing : 5.32 x 3.24 m

Bedroom 2 : 5.45 x 3.18

A cosy house in a green setting... a must-see!

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

LOCAL TAXES

Taxe foncière: 622 EUR

Taxe habitation: EUR

NOTES