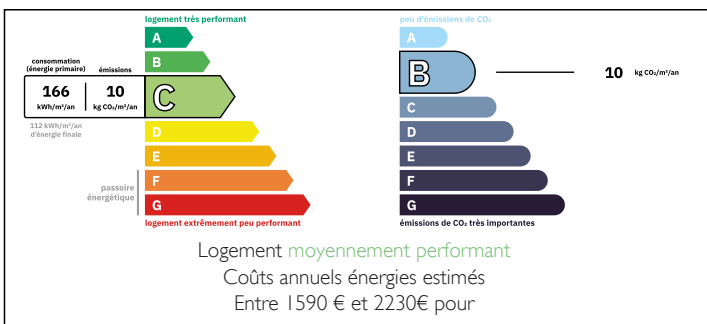


Incredible property set in 1.5 ha including a family house, numerous outbuildings, private parking near Ernée



ENERGY - DPE



INFORMATION

Town:	Ernée
Department:	Mayenne
Bed:	4
Bath:	2
Floor:	174 m2
Plot Size:	15211 m2

IN BRIEF

Exceptional opportunity to acquire a vast 18th century complex including a superb stone house, numerous outbuildings, in a stunning and very private setting of over 3 acres and only 6 km to Ernée

This impressive ensemble set in peaceful Mayenne countryside at the end of a lane has so much to offer!

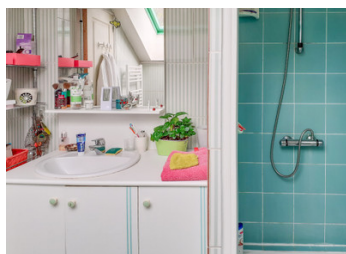
Main House (174m2)

Ground floor: entrance with fitted closet that is also ideal as a boot room, WC and laundry room. There is a modern kitchen with breakfast bar, a good size private study and a downstairs double bedroom with en-suite facilities. The main living room with its granite fireplace and free-standing wood burner is bright and spacious.

First floor: the landing leads you to 3 double bedrooms (one with a spacious walk-in dressing) and a shower room with WC.

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.



LOCAL TAXES

Taxe foncière: 1785 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

A spacious hangar provides dry storage for machinery and tools and an old bread oven offers even more room for wood storage for example.

The house is fully renovated to a very high standard with double-glazing throughout, full insulation, efficient heating systems, wood burners but have retained many of its original and decorative features like feature fireplaces, exposed beams.

The exteriors are a mix of large patio areas/terraces, BBQ areas, mature gardens with palm trees established shrubs and mature trees, orchard, meadows.

SURFACES

House 174 m2, barn 140 m2, bread oven/bakery 22 m2, hangar 110 m2, carport 33 m2 + 17 m2 + oil tank 1000 L

There are currently 2 fenced paddocks with a large field shelter for horse owners. You can go for long rides from the house off to the GR37 that goes to the Mont Saint-Michel.

This property could be your dream home whether you are a horse lover or have a small holding project.

At 7 km the town of Ernée has all amenities. 20 km to Mayenne, 30 km to medieval town of Fougères or Laval with TGV station, Mont St Michel with its pretty coastline is just 1 hour away and the nearest ferry port is 2 hours away.

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