LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A40283SVM53 Price: 93 000 EUR

agency fees included: 9 % TTC to be paid by the buyer (85 000 EUR without fees)

UNDER OFFER - Character 4-bedroom village home with garden, outbuilding and spacious attic room















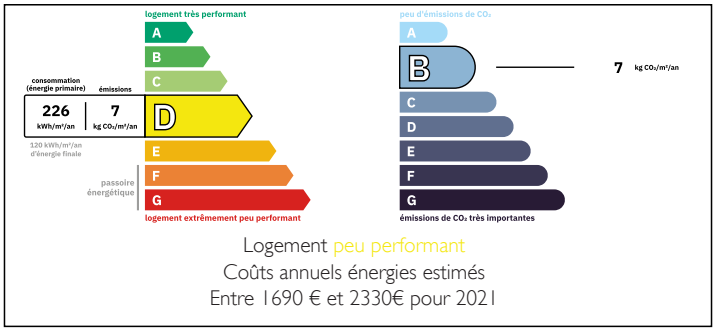
INFORMATION

Town:	Le Ham
Department:	Mayenne
Bed:	4
Bath:	1
Floor:	117 m2
Plot Size:	343 m2

IN BRIEF

Offering an impressive 117m² of living space, this characterful 4-bedroom village home provides far more room than you might expect. With three double bedrooms plus a superb 36m² attic bedroom, a private rear garden, outbuilding and parking, it offers excellent value as either a permanent home or French getaway. Set in the peaceful village of Le Ham, with everyday amenities just a few kilometres away.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 1690 € et 2330€ pour 2021

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.

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NOTES

DESCRIPTION

Situated in the peaceful Mayenne village of Le Ham, this characterful stone house offers approximately 117m² of living space arranged over three floors, together with a private rear garden, useful outbuilding and private parking opposite.

With four bedrooms, generous room sizes and the possibility of purchasing the property furnished, it could make an appealing permanent home, holiday property or easy-to-maintain base in France.

Ground floor
The front door opens directly into a welcoming 20m² living room with tiled flooring and a large wood-burning stove, creating a cosy focal point for the room.

To the left is the 15m² galley-style kitchen and dining room, providing space for both cooking and dining.

A small hallway from the living room leads to the 5m² shower room, comprising a shower, wash basin and WC. From here there is also direct access to the rear garden.

An original staircase leads to the first floor.

First floor
The first floor offers three well-proportioned bedrooms, each approximately 14m².

Bedroom 1 – 14m², double bedroom with front-facing window.

Bedroom 2 – 14m², double bedroom with front-facing window.

Bedroom 3 – 14m², double bedroom overlooking the rear.

Wooden floorboards add character throughout this level, and there is also a separate...