

Established gite business including 3 bed house, 6 bed gite, pool, outbuildings and 5000m2 of land.

EXCLUSIVE



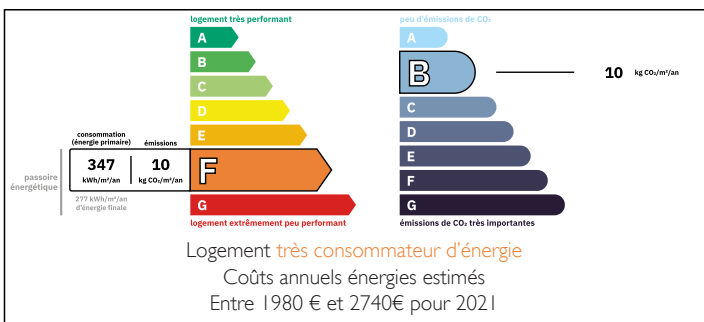
INFORMATION

Town:	Saint-Denis-de-Gastines
Department:	Mayenne
Bed:	9
Bath:	7
Floor:	300 m2
Plot Size:	5000 m2

IN BRIEF

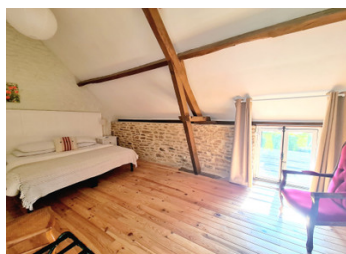
Set in the beautiful Mayenne countryside, this wisteria covered 3-bedroom property with an independent 6-bedroom gîte offers excellent income potential or spacious accommodation for family and friends. Situated within 5,000 m² of fully enclosed grounds, the property benefits from a swimming pool, entertainment area, vegetable garden, extensive lawns, workshop, garage, and several useful outbuildings. There is also strong Wi-Fi coverage throughout, ensuring modern comfort in a peaceful rural setting. The gîte is being sold fully furnished, allowing the new owners to continue the existing business immediately or use it as ready-to-go guest accommodation. Perfect property with flexibility for those seeking a relaxed French lifestyle with the added benefit of potential rental income.

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

Nestled in the beautiful Mayenne countryside, this delightful wisteria-covered 3-bedroom home with an independent 6-bedroom gîte offers the perfect mix of comfort, character, and versatility — ideal for family living, holiday rental, or a combination of both.

The House

Step through the hallway into a bright and welcoming living room with dining area (36.5 m²), complete with a wood-burning stove, perfect for cosy winter evenings. The fully fitted kitchen (17 m²) is full of charm and practicality, with ample storage and workspace, and opens directly onto a sun terrace and the private garden. A downstairs WC and utility room with shower complete the ground floor.

Upstairs, a spacious landing currently used as an office leads to three generous bedrooms (19 m², 15 m², 10.5 m²) — one with extensive storage — and a family bathroom (6 m²) with WC. The house is double-glazed throughout, with electric radiators and the inviting wood-burning stove.

The Gîte

The 6-bedroom gîte comfortably sleeps 14 guests and has been a popular rental with visitors from around the world. Designed for families and groups, it has Wi-Fi throughout, and full access to the pool, gardens, and outbuildings.

A spacious dining area welcomes everyone to eat together, flowing into a fully equipped kitchen with two ovens, fridges, and plenty of work surfaces, including a breakfast table. A utility room provides extra storage and washing facilities, alongside a downstairs WC and shower, perfect after a sunny day by the pool.

The living room (over 38 m²) is the heart...

LOCAL TAXES

Taxe habitation: EUR

NOTES