

Stunning 5/6-bed longère, 265 m , fully renovated, heated Pool, outbuilding, spacious gardens, close to Ernée



INFORMATION

Town:	Larchamp
Department:	Mayenne
Bed:	5
Bath:	3
Floor:	265 m2
Plot Size:	1466 m2



IN BRIEF

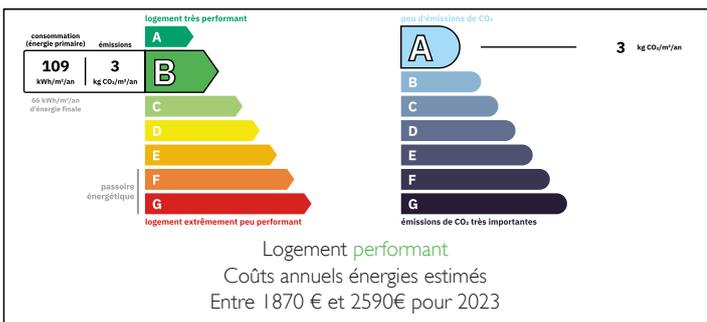
Nestled at the end of a quiet cul-de-sac, far from the hustle and bustle of the city, this beautiful fully renovated semi-detached longère with excellent energy efficiency (DPE rating B) has a lot to offer.

The house combines the charm of the old with modern comfort, and provides a flexible living space. A slate-covered porch ensures a sheltered access to the house.

On the ground floor, the property features a bright entrance, a fully equipped and furnished dining kitchen with a stove, approximately 32 m², with direct access to two terraces. A dining/living room of about 32 m² with a wood burner, a lounge, a bedroom with a closet (currently used as a gym), a WC, a laundry/boiler room of about 30 m², and a shower room complete this level.

Upstairs, a landing leads to a master suite with a bedroom, a...

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

In front of the house, facing south, the first terrace hosts a heated pool (3 x 6 m) with its technical room.

A second terrace at the rear (with direct access from the kitchen) offers another space for alfresco dining or relaxation.

Opposite the house, there is an old bread oven, approximately 70 m², consisting of three rooms used as a workshop or storage (two of which have an attic above).

The exterior features a gravel driveway and a garden with views on the surrounding countryside, which you can continue to develop as you wish.

Two raised cabins will delight children.

This property offers a great balance between family life in the countryside and proximity to shops, services, and schools, with Ernée being just 6 km away.

Heating: Air-to-water heat pump
Double glazing and high-quality internal insulation
Septic tank

Located 5 km south of Larchamp, about 6 km from Ernée, 20 km from Fougères, 30 km from Mayenne, 40 km from Laval, 60 km from Mont Saint-Michel Bay, 80 km from Rennes Airport, and 150 km (approximately 1h30) from Caen Ouistreham.

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

LOCAL TAXES

Taxe foncière: 1449 EUR

Taxe habitation: EUR

NOTES