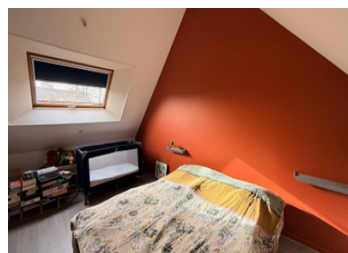


## Peaceful 5-Bedroom Country Home with Pool, Barn & Guest House & land



## INFORMATION

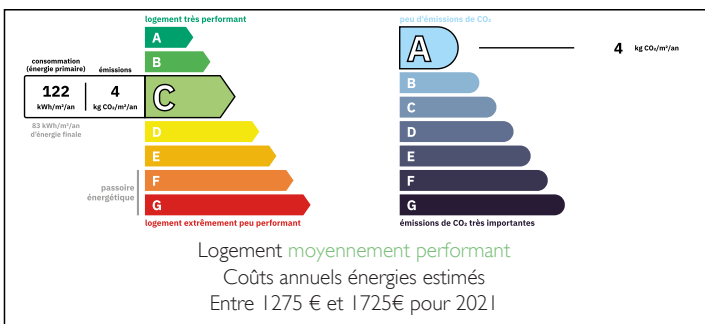
Town:	Vimarcé
Department:	Mayenne
Bed:	5
Bath:	3
Floor:	154 m2
Plot Size:	20000 m2



## IN BRIEF

Set along a private road in the peaceful countryside of Vimarcé, this charming and spacious family home offers flexible living accommodation, extensive outbuildings and beautiful outdoor space. The property includes a main five-bedroom house, a second house with conversion potential, a large barn, swimming pool and surrounding land, creating a rare opportunity for family living, guest accommodation or future development.

## 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

Property comprises of :

Main House

Lounge / Dining Room – 30.63m<sup>2</sup>

A spacious open-plan lounge and dining area featuring a chimney insert fireplace, creating a warm and inviting focal point. The room also benefits from a door opening to the front of the house, allowing natural light to fill the space.

Kitchen – 15.9m<sup>2</sup>

The kitchen offers ample workspace and storage, with a door leading directly to the back garden, ideal for outdoor dining and entertaining.

Rear Kitchen / Arrière Kitchen – 5.43m<sup>2</sup>

A useful additional preparation space located just off the main kitchen.

Hall – 5.23m<sup>2</sup>

The hallway with a second door leading to the front of the house, providing practical access to the main living areas.

Shower Room – 2.00m<sup>2</sup>

Ground floor shower room that also houses the washing machine.

Separate WC

Conveniently located on the ground floor.

Ground Floor Bedroom – 13.28m<sup>2</sup>

A comfortable bedroom with ensuite bathroom (5.62m<sup>2</sup>) including bath and sink. A door from the bedroom leads to the cave (11.45m<sup>2</sup>) providing useful storage.

First Floor

Mezzanine Landing – 7.72m<sup>2</sup>

Currently used as a TV area, providing a cosy additional living space.

Bedroom – 12.29m<sup>2</sup>

Bedroom – 12.52m<sup>2</sup>

## LOCAL TAXES

Taxe foncière: 1099 EUR

Taxe habitation: EUR

## NOTES