

Charming countryside cottage with expansion potential in Normandy, France

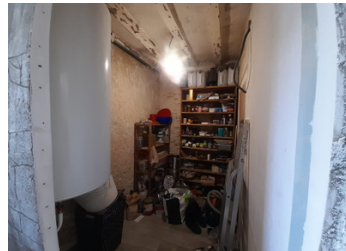


INFORMATION

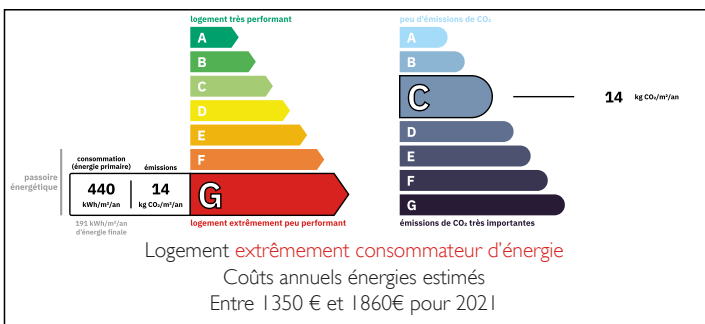
Town:	Thubœuf
Department:	Mayenne
Bed:	1
Bath:	1
Floor:	50 m ²
Plot Size:	1670 m ²

IN BRIEF

Escape to the tranquility of the Normandy countryside with this delightful and character-filled cottage, ideal as a holiday home or peaceful permanent residence.



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

Currently offering approximately 50 m² of habitable space on the ground floor, the property is perfectly livable as is, while also presenting renovation and extension potential. There is scope to create additional living space by opening up the first floor and incorporating the adjoining 11 m² room, as well as a 17 m² storage area.

The existing layout includes:

- A bright 25 m² living room with open kitchen
- A spacious 19 m² bedroom
- A shower room and practical utility area
- An additional 11 m² room, ideal as a guest room, office, or studio

Set on a generous 1,670 m² plot, the grounds feature mature fruit trees (including cherry and plum) and fruit bushes, making it perfect for gardening enthusiasts or those seeking a self-sufficient lifestyle.

The property benefits from double glazing throughout.

Located in a peaceful rural hamlet, yet within easy reach of local attractions:

- 10 km from the spa town of Bagnoles-de-l'Orne
- 10 km from Lassay-les-Châteaux, renowned for its historic charm
- Just 20 km from the medieval town of Domfront

This property is a rare opportunity to acquire a Normandy cottage with land, combining charm, potential, and an idyllic location.

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

LOCAL TAXES

Taxe foncière: **236 EUR**

Taxe habitation: **EUR**

NOTES