

UNDER OFFER - Country Property with Barns, Outbuildings and 2.1 Hectares of Land

EXCLUSIVE



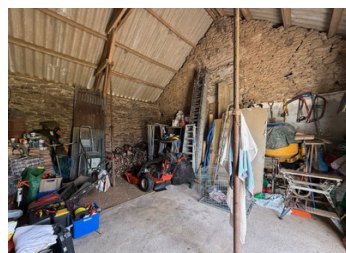
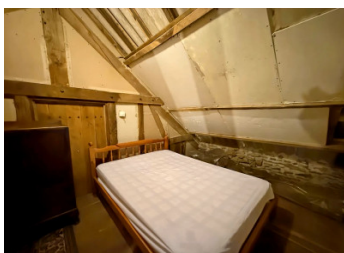
INFORMATION

Town:	Marcillé-la-Ville
Department:	Mayenne
Bed:	1
Bath:	1
Floor:	60 m2
Plot Size:	21096 m2

IN BRIEF

UNDER OFFER - Situated in a peaceful hamlet close to the popular village of Marcillé-la-Ville, this charming country property offers an exciting opportunity for those seeking a home with character, land and scope for further development.

Set within grounds of approximately 21,096 m² (2.1 hectares), the property enjoys a tranquil rural setting, whilst remaining within easy reach of local amenities and transport links.



ENERGY - DPE

DPE not required.

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

The accommodation begins with an entrance hall of approximately 6.94 m², leading to a spacious kitchen of 17.11 m², offering ample room for family dining and everyday living. The heart of the home is the generous lounge/dining room of approximately 26.92 m², featuring an impressive open fireplace.

Also on the ground floor is a practical utility room of approximately 3.20 m², a separate WC, and internal access to the adjoining garage/workshop.

The first floor offers excellent potential for expansion. A bedroom and family bathroom with WC are already in place, whilst a large open attic area awaits completion. With plasterboarding still to be finished, this space presents an ideal opportunity to create one or two additional bedrooms, a home office or hobby space.

Outside, the property benefits from a substantial barn of approximately 32.24 m² together with several traditional outbuildings, including a charming former bread oven situated opposite the house. These buildings offer excellent potential for storage, workshops, leisure use or future projects.

The land is undoubtedly one of the property's most appealing features. Extending from the front of the house down to the riverbank and continuing around to the rear of the barn, the 2.1-hectare plot offers ample space for gardening, smallholding activities, keeping animals, or simply enjoying the peace and beauty of the surrounding countryside.

Located at the top of the lane is the popular Voie Verte, a network of traffic-free routes created along former railway lines. Highly regarded by walkers, cyclists and horse riders, these scenic...

NOTES