

Fully renovated 4 bedroom longère with independent gite & land suitable for horses between to Craon and Laval

EXCLUSIVE



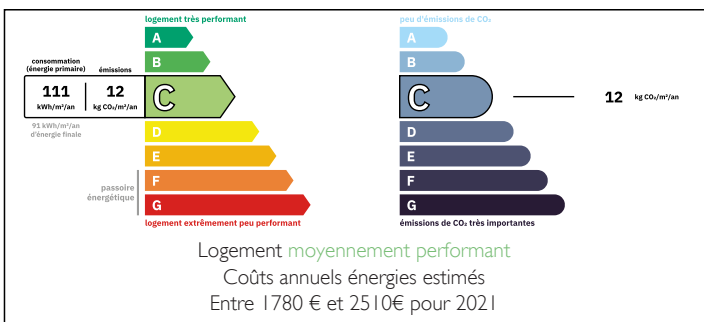
## INFORMATION

Town:	Denazé
Department:	Mayenne
Bed:	5
Bath:	4
Floor:	220 m2
Plot Size:	19901 m2

## IN BRIEF

Very private setting for this beautifully renovated longère in which all the original features have been meticulously maintained presented with 4 bedrooms and plenty of downstairs living space. An independent converted stables provides for a large garage or stables. The paddocks either side of the property makes this ideal for one or more horses. This beautifully maintained property has no works to plan for.

## ENERGY - DPE



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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

Fully renovated longère with all works completed very sympathetically enhancing many of the original features with many original exposed timbers throughout this expansive property.

The ground floor comprises:

+ Kitchen/Dining - approx 24m<sup>2</sup> with external access to the front and parking area to the rear of the property. The room comprises a high quality custom-built kitchen incorporating a central island and a stove set into the chimney. Exposed timbers and tiled floor help create the ambiance of a traditional farmhouse kitchen and the real hub of the house.

+ Pantry - accessed from the kitchen for utilities and storage.

+ Dining room - approx 28m<sup>2</sup> accessed from the kitchen with tiled flooring and exposed timbers. A wood burner provides both heat and ambiance in this large space and double glazed windows either side of the room provide plenty of natural light. A set of custom stairs provide access to the first floor.

+ Lounge - approx 40m<sup>2</sup> is the perfect living room with plenty of family space beautifully lit with natural light. Again the floors are tiled, , Double doors at the end of the room provide access to the large patio area overlooking the garden and the paddocks. This room is fitted with a large wood burner with feature surround and an airsourced heat/airconditioning unit.

+ Office area - accessed from the lounge area.

The ground floor of this property very much provides a reminder of the heritage of the building with the exposed...

## NOTES