

Promising stone country house surrounded by a large garden with magnificent views.



INFORMATION

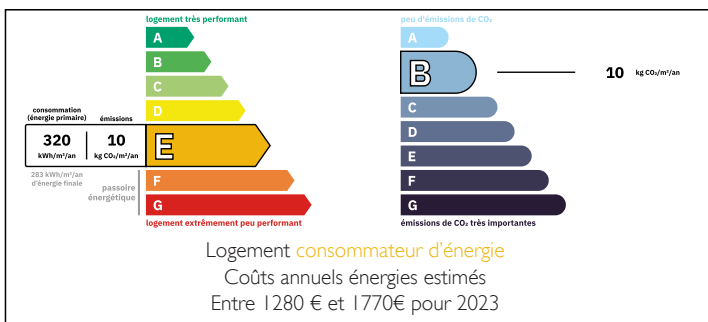
Town:	Champéon
Department:	Mayenne
Bed:	1
Bath:	2
Floor:	84 m2
Plot Size:	2300 m2

IN BRIEF

A beautiful, stone, country house set in the small hamlet of Le Rocher, 3.5 km from the village of Champéon. A calm and peaceful space only 15 mins drive away from the town Mayenne and the village Lassay-les-Chateaux. The house is surrounded by a large, open garden with a variety of trees and and a large open barn used as a covered parking space.



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.



NOTES

DESCRIPTION

There are the original stone steps leading to the main entrance on the first floor. The red wooden door opens into a spacious living, dining and kitchen area. This has been tastefully renovated with a new wood burner. Opposite the main entrance there is another door opening onto the other side of the garden with the possibility of building a terrace or steps leading to a patio.

From the living room there are stairs leading to the second floor which consists of a large bedroom and shower room with a sink and toilet. There are two sky lights giving this space the option of becoming two rooms. There is a new, insulated roof with wooden panelling on the inside.

The ground floor is partly renovated. Stairs from the living room take you to a new shower room with a large sink and a separate toilet. From a small hall way there are two doors. The first door leads to a space which needs further renovations. This area of 15.5 m² harbours the water tank and washing machine. The second door opens into the old oven area, 17 m², which has the potential of becoming another room with a mezzanine.

On the right of the entrance to the property is an open barn, large enough to house a camper van.

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