LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A48293AFE53 Price: 230 000 EUR

agency fees to be paid by the seller

So much on offer with this 3-bed house, 1-bed annexe, potential gîte, outbuildings and 5,000m of land.

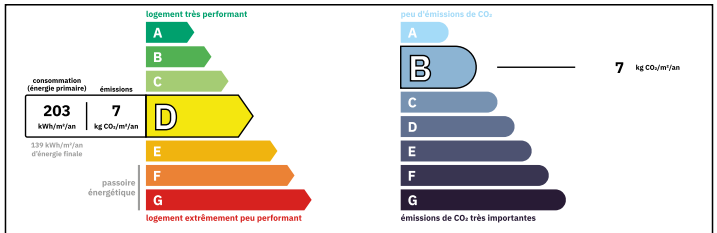
INFORMATION

Town:	Brecé
Department:	Mayenne
Bed:	4
Bath:	2
Floor:	120 m2
Plot Size:	5000 m2

IN BRIEF

A fantastic opportunity to own a family home that includes a separate annexe, ideal for guests or as an Airbnb, and a gîte that the current owner has already made substantial progress on, ready for someone to complete. With numerous outbuildings and a large hangar, there is also plenty of space for workshops, storage or animal shelters. All set within a plot of over 5,000m², the property is located in a small hamlet, close to lovely walking routes and just a few minutes from nearby villages and a market town offering all amenities.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 1740 € et 2420€ pour 2023

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

NOTES

DESCRIPTION

Main House

The main house opens into an open-plan kitchen, dining and sitting area, with a central inset fireplace creating a welcoming focal point. The kitchen offers plenty of storage cupboards and work surfaces, while the central dining area is ideal for family meals and entertaining. The ground-floor hallway includes a WC and useful storage space for coats and boots, with direct access to the side and rear of the property. Upstairs, there are three good-sized double bedrooms, a shower room with WC and a large additional storage area.

Separate Annexe

Situated at the rear of the house, the separate annexe is ideal for visiting family and friends or as a potential Airbnb, subject to any necessary permissions. It has its own independent entrance and private courtyard, offering a good degree of privacy.

The accommodation comprises a kitchen, living room, bedroom and shower room with WC, making this a versatile addition to the property.

Potential Gîte

The current owners have already carried out substantial work on this separate building, leaving you with the opportunity to complete the project and add your own personal touch. There is a good-sized open-plan living area on the ground floor, with a bedroom and shower room upstairs. Whether you choose to create a gîte, subject to any necessary permissions, or a dedicated workspace or studio, the possibilities are there to explore.

Outbuildings

The property benefits from an impressive range of outbuildings, including three barns, a large hangar, a