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## Townhouse for sale in Mayenne - VIRTUAL TOUR

Lignières-Orgères , Mayenne , Loire Valley



**€224,500**

inc. of agency fees

6 Beds   2 Baths   294 sqm   0.21 ha

Suprisingly spacious detached village house with landscaped garden, annexe and swimming pool This house has been owned by the same...

### At a Glance

<b>Reference</b>	MFH-NORF01860	<b>Near to</b>	Lignières-Orgères	<b>Price</b>	€224,500
<b>Bed</b>	6	<b>Bath</b>	2	<b>Hab.Space</b>	294 sqm
<b>Land</b>	0.21 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Suprisingly spacious detached village house with landscaped garden, annexe and swimming pool

This house has been owned by the same family for nearly 25 years. It would make a beautiful full time family home or could be let as a gîte. The original house was extended in 1978 and it now offers 6 bedrooms

approached via 3 staircases which offers a high degree of privacy and would suit multi-generational living. The swimming pool is a delightful central focus point from the main living accommodation and it was installed in about 2008/9 with a glass security screen, large patio area and solar heating with an automatic switch over link to the central heating boiler if required.

The property is situated within strolling distance of the village which is re-opening its bakery on the 1st of October 2024, and about 10 minutes away from the town of Carrouges. La Ferté-Macé with all amenities, Supermarkets, Schools, Bowling, Lake, Hospitals, shops, etc is 20 minutes away. Pré-en-Pail is 15 minutes away and the renowned Spa town of Bagnoles-de-l'Orne is about 20 minutes away. The ferry ports of Caen (1 hour 15 minutes), Cherbourg (2 hours 15 minutes) and Le Havre (2 hours) are within easy driving distances and Calais for the Tunnel is about 4 hours away.

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## **THE ACCOMMODATION COMPRISES:**

### **On the Ground Floor -**

**Entrance Hall** 4.78 x .69m Partly glazed door to east elevation. Stairs to first floor. Tiled floor. Built-in cupboard housing electrics. Radiator.

**Cloakroom** Tiled floor. WC.

**Bedroom 1** 3.50 x 3.50m window to south elevation. Radiator. Door to:

**En-Suite Shower Room** 2.49 x 1.23m Tiled floor and three-quarters tiled walls. Vanity basin. Shower. Radiator. Window to south elevation

**Sitting Room** 5.14 x 4.92m 2 windows to north elevation. Tiled floor. Fireplace with woodburner. Built-in display cupboards. 3 radiators. Ornate coving. Ceiling rose. Part wood panelled walls. Small pane glazed double doors to:

**Inner Hall** Tiled floor. Partly glazed door and side panel to east elevation. Coving. Radiator. Central heating thermostat.

**Cloakroom** Tiled floor. Skylight. Part wood-clad walls. WC. Vanity basin.

**Kitchen/Breakfast Room** 6.00 x 3.21m (max) 2 glass brick windows and 2 Velux windows to west elevation. Radiator. Range of matching base and wall units. Marble worktops and tiled splashback. Ceramic sinks with mixer tap. Built-in oven and 5-ring gas hob. Built-in fridge. Space and plumbing for dishwasher. Door to:

**Utility Room** 5.30 x 4.24m (max) Stairs to first floor with cupboards under. Tiled floor. Radiator. Glass brick wall to west and window to north elevations. Range of base and wall units including display unit. Worktops and tiled splashback. Space and plumbing for washing machine and space for tumble dryer. Sink with mixer tap. Open fireplace with raised hearth.

**Lounge/Dining Room** 8.80 x 6.20m Split level. Sliding patio doors and glazed double doors onto terrace and east elevation. Sliding patio doors onto terrace and south elevation. Tiled floor. radiator. Spiral staircase to first floor. Covings. Fireplace with woodburner (flued).

**On the First Floor** (via stairs from entrance hall) -

**Landing** Wood flooring. Skylight to north elevation. Exposed beams.

**Bedroom 2** 4.27 x 3.90m Window to south and Velux window to north elevations. 2 built-in wardrobes. Sloping ceiling. Radiator.

**Bedroom 3** 4.97 x 1.75m (min) Wood flooring. Window to south and east elevations. Radiator. Sloping ceiling. Exposed beams.

**Shower Room** Tiled floor. Heated towel rail. Shower. Inset spotlights. Extractor.

**Bathroom** 2.92 x 1.17m Sloping ceiling. Radiator. Tiled floor. Skylight to north elevation. Vanity unit with mirror and light over. Jacuzzi bath with mixer tap/shower fitment and tiled surround. WC.

**On the First Floor** (via stairs from utility room) -

**Bedroom 4** 5.39 x 2.60m Wood flooring. Sloping ceiling. Skylight to west and window to south elevations. Radiator. Eaves storage cupboards.

**On the First Floor** (via spiral staircase in lounge/dining room) -

**Landing** Built-in wardrobe and storage cupboard. Sloping ceiling.

**Bedroom 5** 4.38 x 2.01m Sloping ceiling. Velux window to west elevation. Eaves storage cupboards to two walls.

**Bedroom 6** 2.80 x 1.71m Sloping ceiling. Window to north and Velux window to west elevations. Eaves storage cupboards and shelving. Radiator.

**OUTSIDE :**

Double wrought iron gates lead to private gravel drive, garage, and parking and turning area.

The garden is laid to lawn with mature hedges, shrubs, and trees. Patio to east and south elevations with stone BBQ. Raised flower beds. Outside tap and lights.

**Garage/Workshop** 7.65 x 6.15m Constructed of block. Double wooden doors to front elevation. Concrete floor. Power and lights.

Open fronted **log stores**.

**Swimming Pool** with large terrace and glass protection screen.

**Building** divided into:

**Pool House** 3.10 x 1.90m Shower. Sink. WC. Swimming pool pump and filters.

**Attached Boiler Room** 3.57 x 2.25m Window to east and west elevations. Concrete floor. Power and light.

**Annexe/Guest Bedroom** 4.49 x 3.34m Window and door to west and window to north elevations. Pedestal basin. WC. Convector heater. Exposed beams.

#### **ADDITIONAL INFORMATION :**

Mains drainage, water, electricity and telephone. Fibre optic internet connection available. Central heating is provided by oil fired central heating and 2 woodburners.

#### **FINANCIAL DETAILS :**

Taxes Foncières : 1,140€ per annum

## Summary

Property type:	Town house
Bedrooms:	6
Bathrooms	2
Price	€224,500

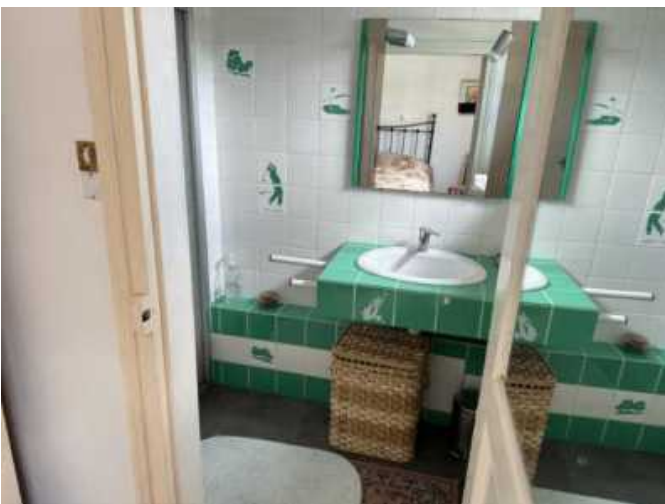
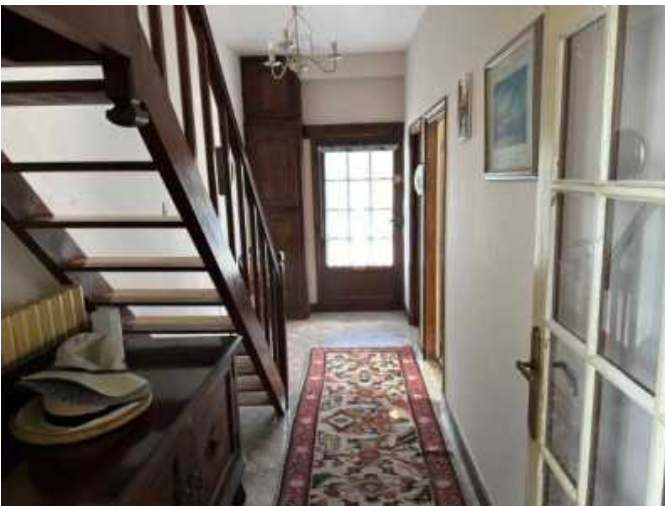
## Key Information

Internal Area:	294 sqm
Land Area:	0.21 ha

## Location: Loire Valley



## Gallery













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