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Countryside house for sale in Mayenne - VIRTUAL TOUR

Gorron , Mayenne , Loire Valley



€240,500

inc. of agency fees

4 Beds 2 Baths 152 sqm 0.12 ha

Beautifully presented stone built house sitting in a 1/4 of an acre of pretty gardens just a short drive from a bustling market town...

At a Glance

Reference	MFH-NORF01902	Near to	Gorron	Price	€240,500
Bed	4	Bath	2	Hab.Space	152 sqm
Land	0.12 ha	Pool	No	Land Tax	N/A

Property Description

Beautifully presented stone built house sitting in a 1/4 of an acre of pretty gardens just a short drive from a bustling market town with all amenities

This house has been lovingly updated and extended by the present owners in the last 17 years. It was re-

wired completely about 8 years ago. It offers versatile accommodation with the possibility of creating a ground floor bedroom in the attached garage, subject to permission. There is a Studio on the first floor which could usually be used as a bedroom. Water has been brought up to the room in the event that someone wishes to create an en-suite bathroom. The house is in a hamlet with 2 other properties and is surrounded by farm land. The pretty gardens are of a manageable size and there is a large patio and covered seating area.

The property, although wonderfully secluded, is located less than 5 minutes by car from the town of Gorron. This town has many shops and ADDITIONAL INFORMATION including supermarket, banks, post office, independent shops, cafes, butchers, news agency, dentist, doctors and pharmacy. The large town of Mayenne is 20 minutes away and the larger Laval 50 minutes. The closest ferry port is at Saint Malo (1 hour 40 mins); Caen (2 hours 15 mins); Cherbourg (2 hours 50 mins). The TGV train service can be taken from Laval to Paris Montparnasse.

here

THE ACCOMMODATION COMPRISES:

On the Ground Floor -

Entrance Hall Partly glazed door and window to rear elevation. Wood flooring. Radiator. Inset spotlights. Skylight. **Door to attached garage.**

Utility Room 3.57 x 3.17m Window and partly glazed door to front elevation. tiled floor. Range of matching base and wall units. Space for under-counter fridge/freezer. Built-in washing machine. Ceramic sink with mixer tap. Worktops and tiled splashback. Inset spotlights. Radiator. **Stairs to first floor.** Electrics.

Cloakroom Window to front elevation. WC. Tiled floor. Radiator. Vanity unit.

Kitchen/Dining Room 5.86 x 5.81m 2 radiators. Tiled floor. Exposed beam . Window and partly glazed door to front and window to rear elevations. Range of matching base and wall units. **Solid wood worktops** with tiled splashback. Ceramic sinks with mixer tap. Built-in fridge and freezer. 4-ring gas hob with extractor hood over. Built-in dishwasher and Neff hide-and-slide oven. Exposed stone wall. **Stairs to first floor.** Central heating thermostat.

Lounge 5.79 x 5.25m 2 windows to front elevation. Exposed beam . Fireplace with raised hearth and woodburner. Radiator. Tiled floor. Cupboard housing electric meter. Central heating thermostat.

On the First Floor - (via stairs from kitchen)

Landing Window to front elevation. Radiator. **Built-in cupboards.**

Bedroom 1 5.79 x 4.29m Window to front and Velux window to rear elevations. 2 small windows to gable end. Hatch to loft with drop-down ladder. Radiator. **Built-in "his and hers" wardrobes.** Door to:

En-Suite Shower Room Vanity basin with mirror and light over. Shower. WC. Central heating thermostat. Heated towel rail/radiator. Fully tiled. Velux window to rear elevation.

Bedroom 2 4.93 x 2.47m **Built-in wardrobes.** Window to rear elevation. Convector heater. Exposed stone wall and beams. (Space for a double bed).

Bedroom 3 4.70 x 3.26m (max) Velux window to front elevation. Exposed stone wall and beams. Convector heater. **Built-in wardrobes.**

Family Bathroom 2.27 x 2.22m Velux window to rear elevation. Tiled walls. Pedestal basin. WC. Bath with mixer tap/shower fitment and screen. Electric radiator/towel dryer. **Airing cupboard** with hot water cylinder.

On the First Floor - (via stairs from the Utility Room)

Bedroom 4/Studio 6.68 x 2.20m Sloping ceiling. Exposed "A" frame. 2 Velux windows to rear elevation. **(water connection to create an en-suite if required)**

OUTSIDE :

A **gravel drive leads to parking** and turning area.

The **garden** is laid to lawn with mature hedges, trees, shrubs and flower borders. **Large terraced area.** Outside tap.

Attached Garage 5.36 x 3.19m Electric roller shutter up and over door to rear elevation. Concrete floor. Power and light.

Log Store 3.73 x 1.86m

Covered seating area 3.70 x 3.33m

Timber Chalet divided into storage area 2.81 x 2.93m Pedestrian door and window to front elevation. Concrete floor. Power and light. **2nd Store Room** 2.81 x 1.38m

Small separate **tool shed.**

ADDITIONAL INFORMATION :

Mains electricity, water and telephone are connected with fibre optic broadband available. Drainage is to an all water septic tank. Heating is provided by individual, programmable electric radiators in all rooms and there is also a woodburner. Hot water is provided via an electric cylinder tank. Double glazed windows and doors throughout.

FINANCIAL DETAILS :

Taxes Foncières : Approx. 571 € per annum

Taxe d'habitation : € per annum

Asking price : 240,500€ including Agency fees of 15,500€. In addition the purchaser will pay the Notaire's fees of 17,400€

Please note : All room sizes are approximate. Agent has made every effort to ensure that the details and photographs of this property are accurate and in no way misleading. However this information does not form part of a contract and no warranties are given or implied.

Estimated annual energy costs of the dwelling between 1 560 € and 2 160 € per year

Average energy prices indexed to 01/01/2021 (including subscriptions)

The costs are estimated according to the characteristics of your home and for a standard use on 5 uses (heating, domestic hot water, air conditioning, lighting, auxiliaries)

Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr (Date of establishment State of Risks and Pollution (ERP): 30/01/2023)

Property Ref : SIF – 001902

Summary

Property type:	Countryside house
Bedrooms:	4
Bathrooms	2
Price	€240,500

Key Information

Internal Area:	152 sqm
Land Area:	0.12 ha

Location: Loire Valley



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