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## Countryside house for sale in Mayenne - VIRTUAL TOUR

Gorron , Mayenne , Loire Valley



# €139,500

inc. of agency fees

4 Beds   2 Baths   120 sqm   0.08 ha

Detached house for sale near a small village with bar and grocery store in Mayenne area of the Loire Valley  
The property has recently...

### At a Glance

<b>Reference</b>	MFH-NORF01922	<b>Near to</b>	Gorron	<b>Price</b>	€139,500
<b>Bed</b>	4	<b>Bath</b>	2	<b>Hab.Space</b>	120 sqm
<b>Land</b>	0.08 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Detached house for sale near a small village with bar and grocery store in Mayenne area of the Loire Valley

The property has recently had the first floor accommodation finished to create 3 bedrooms, one with en-suite shower room and dressing area and a study and family bathroom. Downstairs there is a fully fitted kitchen,

ground floor bedroom, bathroom and lounge. There is plenty of storage in the insulated basement. Viewing is recommended for this competitively priced property.

The property is in the Mayenne department of the Loire Valley region of France, within close proximity of Ambrières-Les-Vallées, 10 minutes, and Gorron, 10 minutes, with Mayenne and Laval 15 minutes away. In addition to the pretty town of Mayenne, you are close to the border with Normandy (12km) and further afield the UNESCO heritage site of Mont St. Michel with its large beaches (81km). The spa centre, Bagnoles de l'Orne offers sporting activities, lake, pavement cafés and casino (40km). One and a half hours south of Caen for the ferry port at Ouistreham assures easy access from the UK.

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## **THE ACCOMMODATION COMPRISES :**

### **On the ground floor -**

External steps to front door to:

**Lounge** 5.21 x 3.50m Wood flooring. Window to front elevation. Fireplace with wood-burner. Telephone socket. Convector heater.

**Inner Hall** Laminate floor. Door to stairs to basement.

**Kitchen** 3.84 x 3.03m Window to front elevation. Convector heater. Fitted kitchen with range of matching base and wall units. Sinks with mixer tap. Recess for microwave. Display shelves. Island unit incorporating wine rack and power point. Built-in oven. 3 ring Brandt electric hob. Space for American style fridge/freezer. Worktops and tiled splash-backs.

**Bedroom 1** 3.14 x 3.07m Window to west elevation. Wood flooring. Convector heater.

**Bathroom** 2 obscure glazed windows to east elevation. Laminate floor. WC. Electric towel rail. Hand basin. Bathtub.

**Study** 3.29 x 2.62m Window to east elevation. Laminate floor. Built-in cupboard with sliding door to one wall. Electric wood burner effect fan heater.

**Second Entrance** Partly glazed door to east elevation. Laminate floor. Stairs to first floor.

### **On the First Floor -**

**Landing** Wood flooring. Cupboard.

**Bedroom 2** 3.42 x 2.60m Window to front elevation. Wood flooring. Convector heater.

**Bedroom 4** 2.78 x 2.40m Window to front elevation. Wood flooring.

**Bedroom 3** 4.40 x 2.67m Window to front elevation. Wood flooring. Doorway to:

**En-Suite Shower Room** 3.38 x 2.67m Corner shower with jets. Vanity unit. WC. Bidet. Heated electric towel rail. Dressing area.

**Family Bathroom** 2.80 x 1.85m Window to rear elevation. Bath. Vanity unit. WC. Heated electric towel rail. Sloping ceiling. Wood flooring.

**Room** 2.37 x 1.85m Sloping ceiling. Wood flooring. (No window).

#### **In the Basement -**

Door to east elevation. Fully insulated basement. Sink. Hot water cylinder. Electrics. Plumbing for washing machine and dryer.

#### **OUTSIDE :**

A wrought iron gate leads to partly walled gravel parking and turning area.

The garden to the side of the property is laid to lawn and pear trees.

#### **ADDITIONAL INFORMATION :**

Mains water, telephone and electricity. Drainage is to a septic tank, which is in the process of being replaced. Electric heating and woodburner. Fibre optic broadband connection.

#### **FINANCIAL DETAILS :**

Taxes Foncières : 531€ per annum

## Summary

Property type:	Countryside house
Bedrooms:	4
Bathrooms	2
Price	€139,500

## Key Information

Internal Area:	120 sqm
Land Area:	0.08 ha

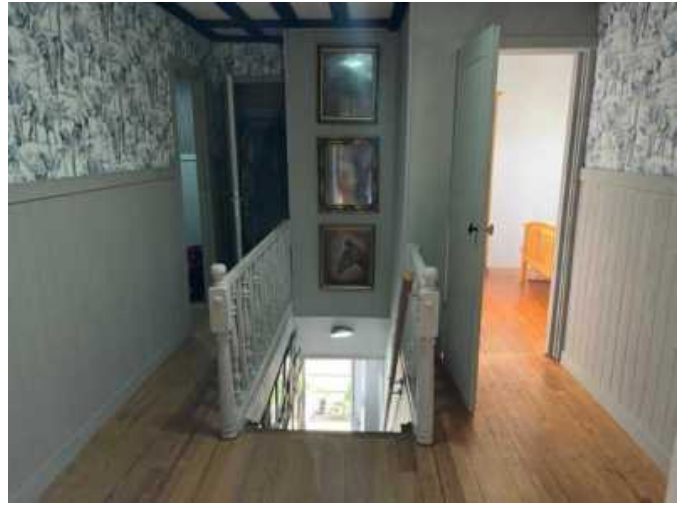
## Location: Loire Valley

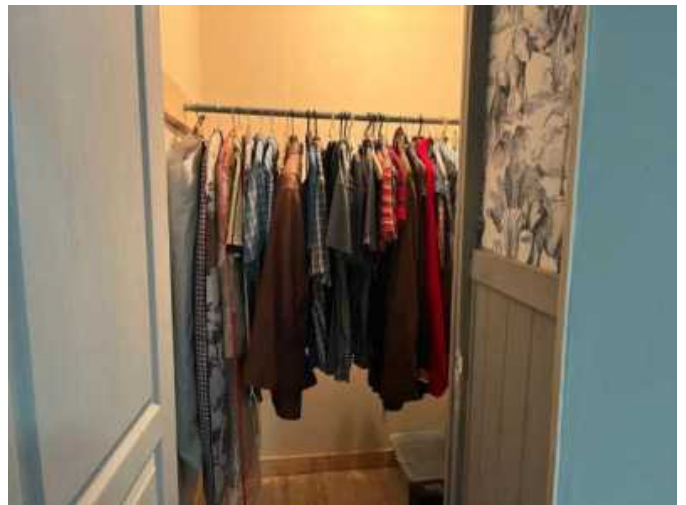


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