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Countryside house for sale in Mayenne - VIRTUAL TOUR

Landivy - Mayenne - Loire Valley , Mayenne , Loire Valley



€320,000

inc. of agency fees

4 Beds 193 sqm 0.22 ha

Beautifully presented country house with versatile accommodation This beautiful house was completed renovated between 2010 and 2015...

At a Glance

Reference	MFH-NORF01765	Near to	Landivy - Mayenne - Loire Valley	Price	€320,000
Bed	4	Pool	No	Hab.Space	193 sqm
Land	0.22 ha			Land Tax	N/A

Property Description

Beautifully presented country house with versatile accommodation

This beautiful house was completed renovated between 2010 and 2015 and benefits from geothermal heating, spacious rooms and ready to move in condition. The master bedroom suite is on the ground floor and could

easily be made into a self-contained annexe or gîte. There is potential for a B&B with 3 bedrooms and 2 bathrooms. It is immaculately presented with half an acre of well-maintained gardens and a large south facing patio. There was planning consent for a double garage which has now lapsed.

The property is situated in the Mayenne department but on the Normandy/Brittany borders, within easy reach of both ferries and airports. It is about 1 km from a village with a shop, hairdresser, Post office and bar/restaurant. The major towns of Ernée and Saint-Hilaire-du-Harcouët are about a 15 minute drive with all amenities and Gorron is a 20 minute drive. For ferries, Caen is approximately one and a half hours to the north, and St Malo only about 1hr 15 mins to the west. The airports at Rennes and Dinard are about a 1 hr 30mins drive away. The well-known old town of Fougères with its famous château, is about 20 minutes west from the property. The UNESCO heritage site of Mont St Michel is approx. 45 minute drive, as are some lovely Normandy beaches.

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THE ACCOMMODATION COMPRISES

On the Ground Floor -

Entrance Hall 4.69 x 1.50m Partly glazed door to front elevation. Tiled floor. Alarm system (not currently in use).

Open Plan Lounge/Dining Room/Kitchen 9.85 x 6.57m Laminate flooring. Exposed stone walls. Partly glazed double doors and side panels to front with barn style external roller shutter and partly glazed double doors to rear. 3 small windows to north, 3 windows to east, and 3 windows to south elevations. Woodburner on raised hearth. Full height ceiling. Exposed beams.

Kitchen area - range of matching base units with solid wood worktops. Built-in dishwasher and fridge. Space for range-style cooker. Island/breakfast bar with recess for wine fridge. Sink with mixer tap. Stairs to first floor.

Shower Room 1.92 x 1.69m Tiled floor. Shower. Vanity unit. WC. Ventilation.

Utility Room 2.88 x 2.05m Range of matching base and wall units. Worktops and tiled splashback. Tiled floor. Sink with mixer tap. Space and plumbing for washing machine.

Bedroom 1 6.54 x 6.21m (could be self-contained annex) Partly glazed door and window to south elevation. Tiled floor. Exposed beams. Granite fireplace with woodburner. Built-in cupboards. Cupboard housing electrics., Door to:

En-Suite Bathroom 3.74 x 2.56m Obscure glazed window to rear elevation. Tiled floor. Bath with mixer tap. Separate shower. WC. Twin vanity unit. Cupboard housing to water cylinder.

On the First Floor -

Mezzanine Study Area 5.62 x 2.83m Wood flooring. Exposed stone walls and beams. Velux window to front and rear elevations.

Landing Wood flooring. Hatch to loft. 2 small windows and Velux window to rear elevations. Exposed beams. Sloping ceiling. Electric panel radiator.

Shower Room 2.53 x 2.34m Velux window and small window to rear elevation. Wood flooring. Pedestal basin. WC. Sloping ceiling. Vent. Heated electric towel rail. Shower.

Bedroom 2 4.25 x 3.59m 2 Velux windows and small window to front elevation. Exposed beams. Sloping ceiling.

Bedroom 3 4.25 x 3.59m 2 Velux windows and small window to front elevation. Electric panel radiator. Exposed beams. Sloping ceiling.

Bedroom 4 4.20 x 3.90m 2 Velux windows and small window to front elevation. Electric panel radiator. Sloping ceiling. Exposed beams. Door to:

Cloakroom Pedestal basin. WC. Wood flooring. Velux window to rear elevation. Built-in cupboard.

OUTSIDE :

Wooden 5 bar gate and stone wall lead to **gravel parking and turning area**.

The **garden** is laid to lawn with mature trees and hedges. Large **patio** to the front of the property.

Attached **Boiler Room/Workshop** 2.92 x 2.63m Concrete floor. Power and light. Door to front elevation.

ADDITIONAL INFORMATION :

Mains water and electricity are connected. Drainage to an all water septic tank, installed in 2014.

Geothermal heating with underfloor heating on the ground floor and woodburners. There is a hot water cylinder. Double glazed windows. Broadband internet connection via Starlink.

FINANCIAL DETAILS :

Taxes Foncières : 477 € per annum

Summary

Property type:	Countryside house
Bedrooms:	4
Price	€320,000

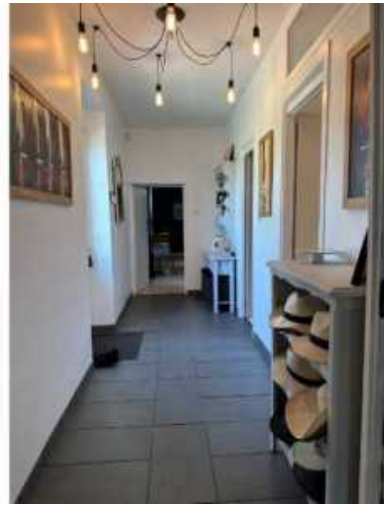
Key Information

Internal Area:	193 sqm
Land Area:	0.22 ha

Location: Loire Valley



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