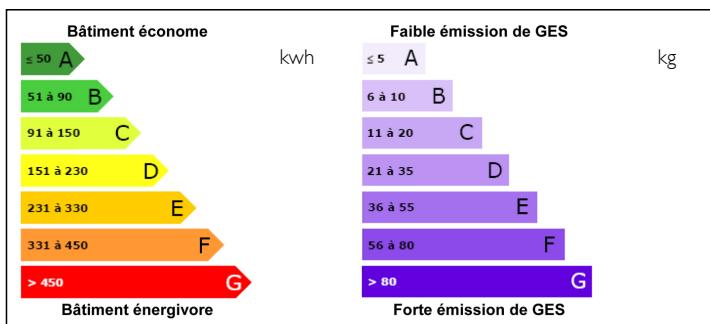


Charming country house with attached barn & outbuilding, situated in the peaceful countryside - huge potential



## ENERGY - DPE



## INFORMATION

Town:	Javron-les-Chapelles
Department:	Mayenne
Bed:	2
Bath:	1
Floor:	80 m2
Plot Size:	1350 m2

## IN BRIEF

This delightful old farmhouse just needs the right person to restore it back to its former glory. It is situated in a hamlet, which is a great location offering peace but not complete isolation. Just a few minutes drive to the centre of Javron-les-Chapelles, this traditional small town is set in the stunning Mayenne countryside. It offers all the benefits of a traditional French country lifestyle and has all the amenities you need - traditional bakers, butchers, bar tabac, banks, schools etc. It is only 20 minutes from the bustling medieval city of Mayenne and within 1 hour of the major cities of Alençon and Laval. This property is easily accessible from Caen port 1.5hrs. Cherbourg port 2.5hrs. Rennes airport 1.5hrs Dinard airport 2hrs. Access by high speed train to and from the centre of Paris is

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.



## DESCRIPTION

This property has huge potential to be a super holiday home or permanent residence

Enter through double gates to an open frontage with ample parking

The property currently consists of main living room with fireplace, archway to a back bedroom, kitchen, bathroom and second bedroom. There is an attic which could be converted to create additional living accommodation and an attached barn

The rear garden is enclosed and has a selection of fruit trees

Separate garage/workshop with storage above

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## NOTES