

House with 4/5 bedrooms, multiple outbuildings with over 5.5 acres of land close to Chateau Gontier and Laval



INFORMATION

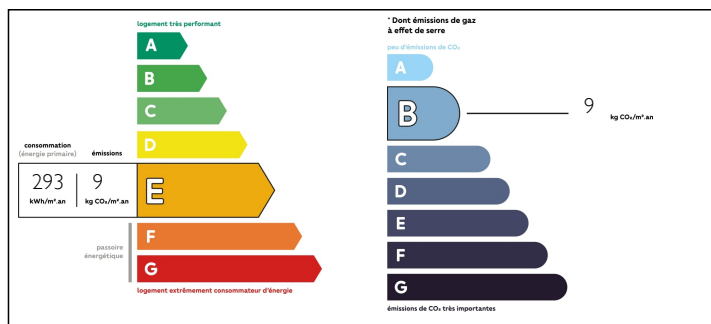
Town:	Quelaines-Saint-Gault
Department:	Mayenne
Bed:	5
Bath:	2
Floor:	144 m2
Plot Size:	23330 m2

IN BRIEF

Pretty and fully habitable farmhouse with 5 bedrooms with multiple outbuildings ideal for conversion to further habitations or for use as part of a small holding in 5.75 acres of land close to the centre of the local commune of Quelaine Saint Gault and the larger town of Chateau Gontier.



ENERGY - DPE



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

Beautifully situated habitable house of 144m² habitable space situated in over 5.75 acres of well maintained farmland with no neighbours but within a couple of minutes of the local village of Quelaine Saint Gault and just 20 minutes to Chateau Gontier and 25 minutes to the city of Laval.

The house is comprised of:

On the ground floor:

- + Open plan dining room with fitted kitchen of approx 25m² with a wood burner. External doors lead to the patio and the private garden and vegetable patch beyond.
- + Lounge of approx 22m² again with access to the patio.
- + Bedroom 1 and 2
- + Shower room and SC.

From the hallway the stairs lead to the first floor with:

- + Bedrooms 3 and 4
- + Shower room and WC
- + A utility room or 5th bedroom
- + Loft

The house is in good condition throughout with full double glazing, excellent insulation and heating by electric radiators throughout. The house is immediately habitable with no immediate works required.

To the outside there are a large number of outbuildings that offer so many possibilities. They are all in good condition (including the roofs). Included are:

- + Stone longère-style property on the courtyard with approximate internal space of 180m². A stunningly beautiful building in good condition that would be ideal for agricultural use, studios, workshops or conversion to gites for example.
- + Garage/workshop
- + Agricultural building of approx 280m² that opens up onto the land. Again multiple uses are possible

LOCAL TAXES

Taxe foncière: **510 EUR**

NOTES