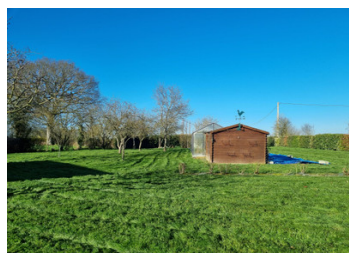


Beautifully renovated stone house with 5 bedrooms in 3 acres of land with large pond close to Chateau Gontier



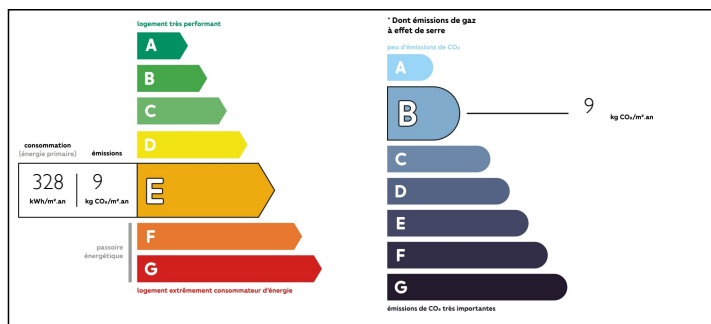
## INFORMATION

Town:	Gennes-Longuefuye
Department:	Mayenne
Bed:	5
Bath:	1
Floor:	150 m2
Plot Size:	11875 m2

## IN BRIEF

Family house with 4/5 bedrooms in a very private setting with no visible neighbours, close to the picturesque market town of Chateau Gontier. It is located in 3 acres of land that includes a stocked personal pond

## 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 presented family home.

On the ground floor

- + Large open plan living area of 60m<sup>2</sup> with modern fitted kitchen
- + Back kitchen of approx 12m<sup>2</sup>
- + Bedroom 1 of approx 11m<sup>2</sup>
- + Bedroom 2 of approx 11m<sup>2</sup>
- + Bedroom/bureau of approx 9m<sup>2</sup>
- + Bathroom and separate WC
- + Cave

Upstairs

- + Mezzanine
- + Bedroom 4 approx 11m<sup>2</sup>
- + Bedroom 5 approx 9m<sup>2</sup>

## LOCAL TAXES

Taxe foncière: 550 EUR

Outside there is a small outbuilding of approx 25m<sup>2</sup> and a garage/workshop of approx 70m<sup>2</sup> with a loft of about the same.

The garden surrounds the house and is a well maintained area that includes a greenhouse with good sized vegetable garden and an enclosed chicken run.

The house and garden are well set back from the local country lane and are accessed via a set of decorative metal gates providing an estate feel to the entrance. Before getting to the house you pass the 600m<sup>2</sup> pond with its dreamy wooden bridge

The property is located about 10 minutes from the centre of the market town of Chateau Gontier and 15 minutes from the town of Sablé sur Sarthe with its TGV connections to Paris and beyond.

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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