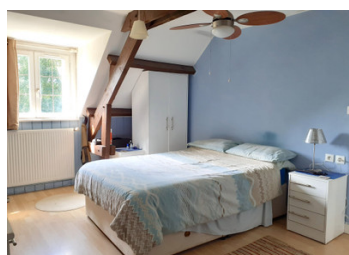
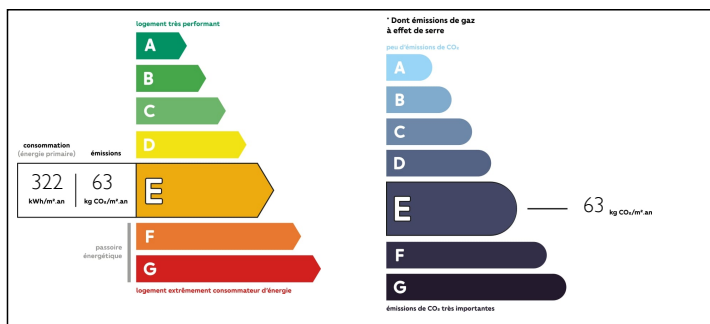


4-bed stone house with 4.5 acres, views, stables and only 40 min to the coast and Mt St Michel

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Pontmain
Department:	Mayenne
Bed:	4
Bath:	3
Floor:	152 m2
Plot Size:	18290 m2

IN BRIEF

Nested in pretty and peaceful countryside 2 km fr Pontmain with its amenities this attractive 3 bedroom family home with outbuildings is suitable for smallholders or clients with horses. On the ground floor you will find a convenient entrance hall with storage cupboards, a shower room, a wc, a laundry/utility room, a fully fitted kitchen with plenty of storage and access to the terrace. A spacious living room with fireplace and wood-burning stove also has double French doors offering direct access to the pretty south-facing terrace. Stunning views from the terrace that is perfect for evening drinks and alfresco dining watching the sunset. At the back of the house you find an adjoining annexe offering income potential or additional space for friends and family. It consists of a living room with a kitchen corner, a bedroom and a bathroom and wc. On the first floor you have 2 good-size double bedrooms with...

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.



LOCAL TAXES

Taxe foncière: 653 EUR

NOTES

DESCRIPTION

French tiles, granite fireplace and central beam add character.

Attached to the house you first find a former bread oven now used to store wood and a boiler room. Equestrian property, spacious outbuilding/3 box stable with a useful workshop, also another spacious wood shed.

The 4.5 acres garden divided into different areas is perfect for horses or small holders!

This character property could be your dream home in France and a nice family country escape but it could also be run as a B&B/gite thanks to its 1 bedroom annexe.

In easy reach of main towns and close to first amenities, school and services: Pontmain 2 km, Louvigné du Désert 8 km, Fougères 17 km, Gorron/Emée 22 km, 35 min to the coast, Mayenne 45 km, Laval 50 km, Rennes' airport 55 min, a good hour to Saint-Malo/Dinan/Dinard, Ouistreham Ferry port (1h30)

Groundfloor

Entrance hall: 9,12 m²; WC : 1,43 m²; shower room : 4,13 m², laundry : 4,11 m²; kitchen : 14,40 m²; living room: 31,44 m²;

Annexe: corridor : 2,07 m²; kitchen/living room : 26,16 m², shower room : 4,86 m², bedroom 1 : 11,21 m²

1st Floor

Landing : 6,31 m²; bedroom 2 : 7,96 m² with shower room : 2,68 m²; bedroom 3 : 13 m², bedroom 4 : 12,85 m²

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