

Isolated country house with three bedrooms set in over 5.5 acres of land ideal for horses close to Craon

## EXCLUSIVE



## INFORMATION

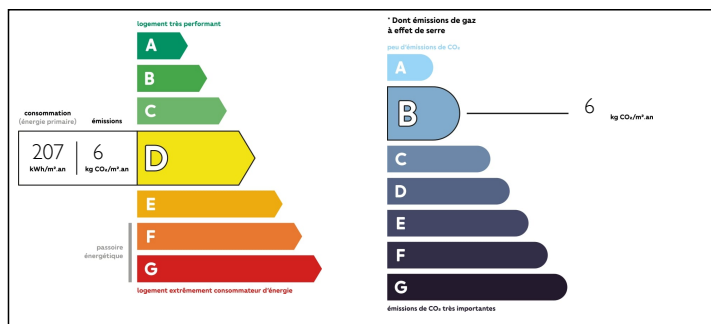
Town:	Saint-Martin-du-Limet
Department:	Mayenne
Bed:	3
Bath:	2
Floor:	149 m2
Plot Size:	22696 m2

## IN BRIEF

Very private country house with 3 bedrooms and no visible neighbours sitting in the middle of over 5.6 acres of pasture making this ideal for a small holding or horses. There is a large barn ideal for making stables or for storage/garage and a small pond to the side of the property. The property, though isolated is under 10 minutes from the local market town of Craon and under 35 minutes to the city of Laval.



## 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.



## LOCAL TAXES

Taxe foncière: 700 EUR

## NOTES

## DESCRIPTION

The house sits in the centre of over 5.6 acres of land with large paddocks to the front and rear and no visible neighbours. The house is accessed down a 200m private drive from the local country lane to where the house is situated on the edge of a grassed courtyard flanked by 2 stone ruins and to the front a large barn

The house has been extensively refurbished comprising:

On the ground floor

+ Large living room of greater than 50m<sup>2</sup> with tiled floors, exposed beams and a newly installed woodburner. Access to the front terrace is through two sets of double doors.

+ Kitchen of 30m<sup>2</sup> with door to terrace to the front of the house and a side door to access the paved patio area for outside dining.

+ Utility room with WC situated next to the living/dining room with stairs leading to the apartment

Upstairs

The main stairs from the living room lead to the large mezzanine/corridor on the first floor from which the other rooms are accessed:

+ Bedroom 1

+ Bedroom 2

+ Shower room with WC

Apartment

The stairs to the apartment are accessed from the utility room leading to:

+ Bedroom/living room - open plan room of approx 20m<sup>2</sup>

+ Shower room with WC

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