

Farmhouse for sale in CHAMPEON



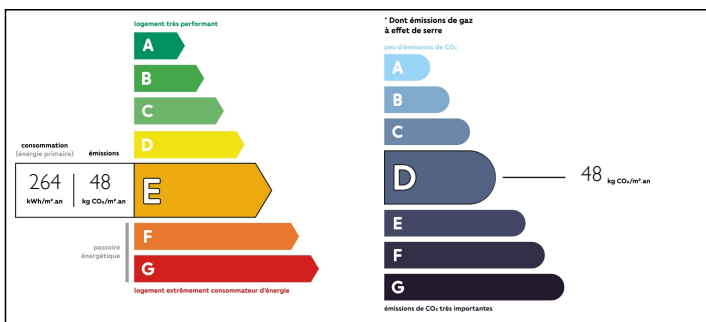
INFORMATION

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| Town: | Champéon |
| Department: | Mayenne |
| Bed: | 2 |
| Bath: | 2 |
| Floor: | 115 m2 |
| Plot Size: | 5700 m2 |

IN BRIEF

A delightful timeless U-shaped farmhouse property with vegetable garden and pasture for sale in Champéon. Lots of potential. A wonderful opportunity for those who dream of a more self-sufficient lifestyle in rural France. Viewing highly recommended. More photo's available. The property is made up of a central dwelling house and several stone outbuildings on either side offering lot's of space for storage, workshops and/or creating one or more gites.

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.



NOTES

DESCRIPTION

DWELLING HOUSE

The dwelling house (115 m2) is in french style and fit to live in and in need of updating.

Ground floor:

- front door opening up to a hallway with several doors leading to kitchen, living room and toilet
- kitchen with all the necessary appliances and a door leading to a utility room
- room 1: (4.4 x 6.4m) a large room with wood burner
- room 2: utility room with a door to the outside and a door that opens up to the boiler room
- room 3: boiler room
- shower room
- WC

First floor:

Hallway on the right leading to:

- room 4: bedroom (3.3 x 3.5 m)
 - room 5 : bedroom (3.3 x 4.2 m)
 - shower room with WC
- and on the left leading to:
- room 6 : under renovation (5.5 x 6.4 m)

SECOND HOUSE

A second house (160 m2 - 5 rooms/spaces) to the left side of the dwelling house under renovation for the creation of a second dwelling home or gite on the property (5.9 x 27 m)

OUTBUILDINGS

- Outbuilding (80 m2) adjacent to the right side of the main dwelling house (with a first floor) offering plenty of space for storage and a workshop area
- Outbuilding (98 m2) to the right side of the main dwelling house (with a partial first floor) offering plenty of space for a garage, storage and workshops (6.8 x 21.3 m)
- Outbuilding (24m2) to the right side of the main dwelling house (3,5 x 7 m)

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