

Spacious 5-bedroom longere/barn conversion with garden and fabulous far-reaching views

EXCLUSIVE



INFORMATION

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| Town: | Averton |
| Department: | Mayenne |
| Bed: | 5 |
| Bath: | 1 |
| Floor: | 218 m2 |
| Plot Size: | 1160 m2 |

IN BRIEF

This beautiful stone house is situated on the edge of the stunning Alpes Mancelles and must be seen to be appreciated. Mostly renovated, it is an ideal family home, with the potential to create a gite. A hamlet setting, but not overlooked, with private garden extending to just over a quarter of an acre. The pretty village of Averton is just over 2km away which has a super restaurant. The historic market town of Villaines-la-Juhel, which has all amenities including restaurants, supermarket, doctors, dentists, banks and much more is only 7 km away. The larger town of Alençon is just over 30 minutes by car which has train links to Paris and Le Mans, Caen ferry 1.5 hours



ENERGY - DPE



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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

This traditional stone longère is a large house which has been tastefully renovated by the current owners. It is set over two floors and comprises:-

LOUNGE – 5.8 x 5.2 with wood burning stove

BATHROOM 2.8 x 3.3 with tiled floor, bath, shower, hand basin and wc

DINING ROOM – 3.2 x 5.5

KITCHEN/MAIN LIVING ROOM – 6.5 x 12.0 this is a bright and airy open plan living area with kitchen and lounge, feature bespoke staircase leading to the first floor. Two sets of French doors, one of which opens out to the back ideal to take in the splendid views

LANDING – 3.9 x 5.2 the galleried land leads to three bedrooms and a shower room

BEDROOM 1 – 3.9 x 3.2 with a window and velux

BEDROOM 2 – 4.0 x 3.0 with a velux

BEDROOM 3 – 3.9 x 2.1 with a velux

SHOWER ROOM – 2.0 x 4.0, this room needs finishing

There is a second staircase from behind the dining room which leads to two further rooms both of which need finishing. There is also an attic. If required these rooms could easily be converted into a gite use

BEDROOM 4 – 3.0 x 5.5

BEDROOM 5 – 5.0 x 4.8

Outside there is plenty of parking in front of the. Head through the large gates to the garden which is on a slightly higher level with fruit trees, lawn and shrubs with shady seating areas. The area directly around the house is...