

Dating back to the XV century is this 3 bed property in 2400m2 of land on the outskirts of a market town.

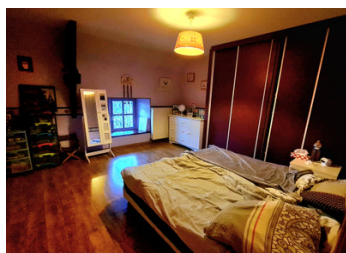


## INFORMATION

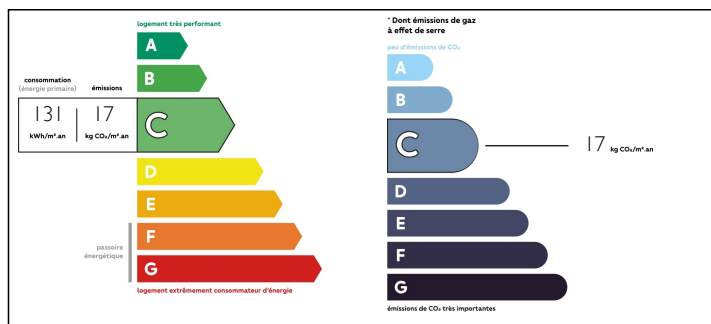
Town:	Gorron
Department:	Mayenne
Bed:	3
Bath:	1
Floor:	163 m2
Plot Size:	2300 m2

## IN BRIEF

This spacious property is situated at the end of a lane behind electric gates. very attractive property with a large garden and numerous outbuildings all with good roofs. Mains drains, heat - pump central heating, double glazed well insulated, mains water and well water. Very private property in a quiet area but walking distance to all amenities.



## 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

### Kitchen 40m<sup>2</sup>

Large room with fitted kitchen and dining area. Plenty of storage space and worksurfaces. Doors leading outside to the front courtyard and back garden with terrace. Tiled floor, oak beams and original granite stone walls give plenty of character.

### Lounge 39m<sup>2</sup>

Spacious sitting room with open stone walls and ancient oak beams

There is a downstairs WC

### Bedrooms 24.3m<sup>2</sup>, 15.4m<sup>2</sup>, 14.9m<sup>2</sup>

All large doubles and two with fitted wardrobes.

### Family bathroom 11.4m<sup>2</sup>

Larger than normal bathroom with free standing shower and separate bath.

### WC

there is a an attached outhouse currently used as a utility room but could be converted into extra living space if required.

Outside there is hard standing for several cars, bread oven, garage with electric doors, workshop and small hangar that would ne ideal for a camping car or other large storage.

There is garden to the front and a large lawned area to the back with two ponds. An outside terrace is the ideal spot for al-fresco dining

All amenities are walking distance away from this ancient farmhouse.

I hour to the coast and I hour 40 minutes to the nearest ferry port.

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Information about risks to which this property is exposed is available on the Géorisques website :