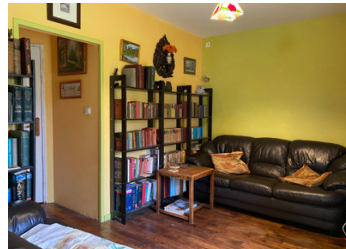


Spacious 3-bedroom farmhouse with stone barn on 2 acres



INFORMATION

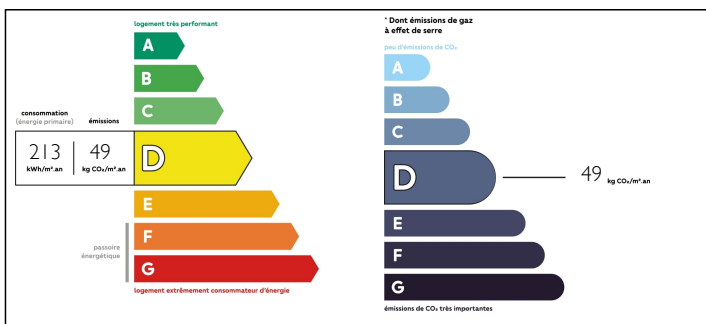
Town:	Larchamp
Department:	Mayenne
Bed:	3
Bath:	1
Floor:	127 m2
Plot Size:	8330 m2



IN BRIEF

Situated in the commune of Larchamp (Mayenne) this imposing stone farmhouse offers comfortable accommodation and has plenty of outside space to enjoy. The farmhouse comprises, on the ground floor: a large open-plan kitchen and dining room, living room, study (or 4th bedroom) WC. On the first floor there are 3 double bedrooms, a bathroom with shower and separate bath, WC, and a large landing with seating area. At the rear of the property there is a utility room and a boiler room. The property benefits from oil-fired central heating and has a micro-station which conforms to current standards. The property is in a small hamlet approximately 3 km from the village centre (3 minute drive or 35 minute walk). In the village you will find some small shops - supermarket, bakery etc and a beautiful lake. The closest large towns are: Ernée (10km), Fougères and Gorron (18km)

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.



DESCRIPTION

null

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



LOCAL TAXES

Taxe foncière: 438 EUR

NOTES