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## Countryside house for sale in Mayenne - VIRTUAL TOUR

Landivy , Mayenne , Loire Valley



**€108,000**

inc. of agency fees

2 Beds

77 sqm

2 ha

Stone farmhouse with barn and 5 acres of land This house will require renovation and creation of bedrooms in the loft space to achieve...

### At a Glance

**Reference** MFH-NORF01812  
**Bed** 2  
**Land** 2 ha

**Near to** Landivy  
**Pool** No

**Price** €108,000  
**Hab.Space** 77 sqm  
**Land Tax** N/A

### Property Description

Stone farmhouse with barn and 5 acres of land

This house will require renovation and creation of bedrooms in the loft space to achieve its potential, and would be ideal for someone requiring storage or working from home. There is one neighbour. Possibility to

purchase an additional **Open-Fronted Barn** and silos with **extra land** to make one and a half to two hectares in total.

The property is situated a 7 minute drive from Fougerolles du Plessis, where you will find an award winning boulangerie, a post office, a bank, a supermarket with petrol station, 2 bars, a restaurant, a hairdresser and 2 brocante/second hand shops and a lake. A market is held in the village square on Friday mornings. The town of Fougères is just 25 minutes away, and has the largest medieval château in Europe. It has many good shops, cinema and ten pin bowling. Just outside the town is the Forest of Fougères, which has a large lake and beach. There is also horse riding in the Forest. The property has excellent transport links to the UK via the ferry ports at Calais – 4.5 hours, St Malo – 1.5 hours, Caen Ouistreham - 1 hour 5 minutes, Le Havre – 2.5 hours, Cherbourg – 2 hours.

Fougères, with its ancient belfry, many shops, bars and restaurants is 20 minutes away. The medieval town of Domfront is 30 minutes away. The UNESCO heritage site of Mont St Michel is less than an hour away. The towns of Gorron, Ernée and Mayenne are close by. The market town of St Hilaire du Harcouët is approx 15 minutes away.

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## **THE ACCOMMODATION COMPRISES:**

### **On the Ground Floor -**

**Entrance Hall** 2.29 x 1.99m Partly glazed door and side panel to front elevation. Tiled floor.

**Kitchen/Dining Room/Lounge** 5.90 x 3.82m Window to front and rear elevations. Tiled floor. Range of matching base and wall units including display unit. Double ceramic sink with mixer tap. Built-in oven. Tiled worktops and splashback. Built-in cupboard with shelving.

**Utility Room** 3.91 x 1.97m Tiled floor. Partly glazed door to rear elevation. Telephone socket.

**Inner Hall** Wood flooring.

**Bedroom 1** 3.99 x 3.49m Wood flooring. Window to front elevation. Telephone socket. Door to:

**Bedroom 2** 4.81 x 2.43m Wood flooring. Window to east elevation. Electric meter. Door to inner hall.

### **Also from Entrance Hall -**

**Room** 3.93 x 2.11m Well water cylinder. Hot water cylinder. Window to front elevation. Concrete floor. Door to attached barn.

**Bathroom** 2.08 x 1.88m Fully tiled. Bath with mixer tap/shower fitment. Vanity basin with mirror and light over. Shower. Window to rear elevation.

**Cloakroom** Tiled floor and walls. Window to rear elevation. WC. Vanity basin. Door to attached barn.

### **On the First Floor -**

**Loft Space** (No insulation.) Divided into three rooms:

**Room 1** 6.93 x 6.05m Window to front elevation. Wood flooring.

**Room 2** 8.21 x 5.95m Skylight to front and rear elevations. Wood flooring.

**Room 3** 5.95 x 5.02m Skylight to front and rear elevations. Wood flooring.

### **OUTSIDE:**

**Attached Barn** 6.93 x 6.05m Window and sliding metal doors to front elevation. Double stainless steel sink with mixer tap. Stairs to loft over with hot water cylinder.

**Detached Barn** 8.64 x 6.12m (Old stable) Constructed of stone under a sectional steel and slate roof. Door opening to south elevation. (Suitable for motor home).

**Attached Old House** 6.03 x 5.89m Window and door to front elevation. Fireplace.

Attached to the north elevation - **Dairy** 5.91 x 2.74m Water and electric.

**Milking Parlour** 9.73 x 9.08m incorporating 2 stalls.

**Open-Fronted Barn** 18.00 x 7.00m Constructed of timber under a corrugated iron roof. (Could be dismantled by Vendor if required and removed).

**Detached Building** used for pigs. Constructed of block under a Fibro-cement roof.

Separate **Detached Barn** used as chicken shed. Constructed of block under a corrugated iron roof.

### **ADDITIONAL INFORMATION :**

Mains water, electricity and telephone. Hot water cylinder. Drainage to a septic tank, which will need replacing. Double glazed windows.

### **FINANCIAL DETAILS :**

Taxes Foncières : € per annum

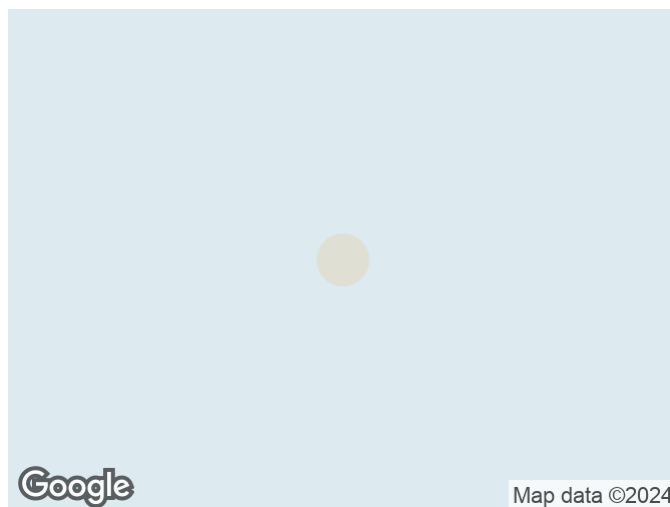
## Summary

Property type:	Countryside house
Bedrooms:	2
Price	€108,000

## Key Information

Internal Area:	77 sqm
Land Area:	2 ha

## Location: Loire Valley



## Gallery















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