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## Apartment for sale in Mayenne - VIRTUAL TOUR

Gorron , Mayenne , Loire Valley



# €250,000

inc. of agency fees

5 Beds   4 Baths   290 sqm   2.61 ha

Detached stone house with self-contained annexe, gîte and 6.5 acres This spacious house has two large en-suite bedrooms and a self-contained...

### At a Glance

**Reference** MFH-NORF01850

**Bed** 5

**Land** 2.61 ha

**Near to** Gorron

**Bath** 4

**Pool** No

**Price** €250,000

**Hab.Space** 290 sqm

**Land Tax** N/A

### Property Description

Detached stone house with self-contained annexe, gîte and 6.5 acres

This spacious house has two large en-suite bedrooms and a self-contained annexe on the first floor with independent access. On the ground floor there are three large main reception rooms. There is a separate detached 2 bedroom gîte and various outbuildings including a garage and utility area. It would lend itself to those looking for a home and income or multi-generational living. If the self-contained annexe is not required you could have an additional 2 bedrooms (one en-suite) in the main house. The land is to the rear of the property.

This property is a few minutes drive from the thriving town of Gorron, in the department known as the Mayenne which is part of the Pays de la Loire region. Here you will find a Bank, Post Office, English style Butchers, English style tea room, Creperie, Boulangeries, Tattoo Parlour, Brocante, Supermarket, Restaurants, Bar Tabac's, Garden Centre and Dog Kennels. For families, this town has a nursery school, primary school and college and lots of activities. As the children get older they are also able to access High schools nearby in the Mayenne. It is just across the border from Normandy and is a very popular area for many non-French nationals. It is perfectly placed insofar as it is not too far to the medieval city of Fougères, the major town of Mayenne and Laval. It is 135km from the ferry port of Ouistreham, 181 km from Cherbourg, 295 km from Dieppe and 450 km from Calais. The city of Rennes, a little under 90 minutes drive away, has a very good airport offering EasyJet flights to Gatwick.

here

## **THE ACCOMMODATION COMPRISES :**

### **On the ground Floor -**

**Dining Room** 5.78 x 5.57m Partly glazed "stable" door and window to front and partly glazed double doors to rear elevations. Wood flooring. Stairs to first floor. Granite fireplace with

woodburner (flued). Exposed beams.

**Cloakroom** Tiled floor. Window to rear elevation. WC. radiator. Hand basin.

**Kitchen/Breakfast Room** 6.09 x 6.04m Partly glazed double doors and window to rear and 2 windows to front elevations. Air to air heat exchange unit. Tiled floor. Exposed beams. Range of matching base and wall units including display unit. Double ceramic sinks with mixer tap. Solid wood worktops and tiled splashback. Built-in double oven with grill. Built-in microwave. space and plumbing for dishwasher and washing machine. Space for free-standing fridge/freezer. 5-ring gas hob with extractor hood over. Inset spotlights. Cupboard housing electrics.

**Living Room** 7.26 x 5.67m 2 windows to front and partly glazed double doors to rear elevations. Wood flooring. Exposed beams. Built-in shelving. 2 convector heaters. Bar. Fireplace with woodburner. Air to air heat exchange unit. Large bench seat.

**Study** 5.67 x 2.79m 2 windows to front elevation. tiled floor. inset spotlights.

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

**Landing** Velux window to front elevation. Wood flooring. Exposed beams. Sloping ceiling. Inset spotlights.

**Bedroom 1** 6.01 x 4.05m Partly glazed double doors to balcony to rear and window to front elevations. Exposed "A" frame. Sloping ceiling. Wood flooring. Heat exchange unit. Door to:

**En-Suite Bathroom** 3.82 x 1.98m Tiled floor and walls. Extractor. inset spotlights. Large shower. Vanity unit. WC. Heated electric towel rail. Jacuzzi bath with mixer tap/shower fitment. Walk-in wardrobe. Hatch to loft.

**Bedroom 2** 3.75 x 3.40m Window to rear elevation. Exposed beams. Inset spotlights.

Hatch to loft. Radiator. Wood flooring. Door to:

**En-Suite Shower Room** 1.55 x 1.24m Vanity basin. WC. Sloping ceiling. Extractor. Heated electric towel rail. Shower.

#### **SELF CONTAINED ANNEXE :**

**Landing** Wood flooring. Window to front elevation. Built-in cupboard. Exposed stone wall and beams.

**Bedroom** 4.00 x 2.60m Window to rear elevation. Convector heater.

**Bathroom** Bath with tiled surround, screen and mixer tap/shower fitment. Heated electric towel rail. WC. Pedestal basin. Extractor. Inset spotlights.

**Living Room/Kitchen** 6.29 x 5.85m (max) Partly glazed double doors to balcony and external stairs to ground floor providing **independent access**. Partly tiled floor. Range of matching base and wall units. Stainless steel sink with mixer tap. Space and plumbing for washing machine. Space for free-standing fridge/freezer and cooker. Convector heater.

**Utility Room** Extractor.

#### THE GÎTE

Constructed of stone under a synthetic-slate roof. **(Former Bread Oven).**

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

**Living Room/Kitchen** 6.66 x 5.83m Partly glazed door and window to south and glazed

door to north elevations. Inset spotlights. Exposed beams. Tiled floor. Granite fireplace with woodburner and back boiler. Radiator. Door to stairs to first floor. Range of matching base and wall units. Worktops and tiled splashback. Space for under-counter fridge. Space and plumbing for dishwasher. Stainless steel sink with mixer tap.

**Utility Area** Space and plumbing for washing machine. Electric. Tiled floor.

## **On the First Floor -**

**Landing** Sloping ceiling.

**Bedroom 1** 3.59 x 2.92m (max) Sloping ceiling. 3 windows. Radiator.

**Bedroom 2** 3.84 x 3.66m (max) Sloping ceiling. Window to front and west elevations. Radiator.

**Shower Room** 2.87 x 1.64m Window to rear elevation. Tiled floor. Pedestal basin. Shower. WC. Recess housing hot water cylinder. Sloping ceiling.

## **OUTSIDE :**

The driveway leads to a parking area, raised flower borders. Gravel patio to the rear of the house with a corrugated iron woodshed 3.62 x 3.38m. Decking area. Greenhouse/potting shed.

**Paddock with 2 field shelters.**

## **ADDITIONAL INFORMATION :**

Mains water, electricity and telephone are connected. Fibre optic broadband is available.

Drainage to an all water septic tank. Heating is provided by individual air to air electric heaters and 2 wood burners with flues. There is a thermodynamic hot water cylinder tank for hot water. There are some radiators in place which are ready for a woodburner with backboiler.

#### FINANCIAL DETAILS :

Taxes Foncières : approx 700€ per annum

Taxe d'habitation : € per annum (means tested)

**Asking price : 250,000 including Agency fees of 15,000€. In addition the buyer will need to pay the Notaire's fee of 18,100€**

Please note : All room sizes are approximate. Agent has made every effort to ensure that the details and photographs of this property are accurate and in no way misleading. However this information does not form part of a contract and no warranties are given or implied.

**Estimated annual energy costs of the dwelling are between 1 140€ and 1 610€ per year.**

Average energy prices indexed to 01/01/2021 (including subscriptions)

The costs are estimated according to the characteristics of your home and for a standard use on 5 uses (heating, domestic hot water, air conditioning, lighting, auxiliaries)

Information on the risks to which this property is exposed is available on the Géorisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr) (Date of establishment State of Risks and Pollution (ERP): 30/01/2023 )

**SIF – 001850**

## Summary

Property type:	Countryside house
Bedrooms:	5
Bathrooms	4
Price	€250,000

## Key Information

Internal Area:	290 sqm
Land Area:	2.61 ha

## Location: Loire Valley





## Gallery

















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You would have already been informed about the property taxes and legal fees (that incl. the stamp duty).

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**C. BAUER – Sunday Times**

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**S. and L. BROWN**



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