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Apartment for sale in Mayenne - VIRTUAL TOUR

Couesmes-Vaucé , Mayenne , Loire Valley



€203,500

inc. of agency fees

3 Beds 3 Baths 165 sqm 0.15 ha

Duplex property with
Apartment, garden room and
beautiful landscaped gardens
This property has versatile
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beautifully...

At a Glance

Reference	MFH-NORF01982	Near to	Couesmes-Vaucé	Price	€203,500
Bed	3	Bath	3	Hab.Space	165 sqm
Land	0.15 ha	Pool	No	Land Tax	N/A

Property Description

Duplex property with Apartment, garden room and beautiful landscaped gardens

This property has versatile accommodation. It is beautifully presented internally and externally, and has been completely renovated over the last 2 years including new flooring, re-wiring, new plumbing and bathrooms, insulation, new windows and kitchen. The owner's duplex apartment is on the first and second floor. On the ground floor are 2 well appointed en-suite B&B rooms, with a small kitchenette. This use could be continued or it could easily be used as a self-contained annexe or gîte. Alternatively an internal staircase could be installed to link the ground floor with the first and second floors to create one house. There is a beautiful garden room/games room in the well stocked, landscaped gardens.

The property is 3 minutes from the Normandy border, in the Mayenne department of the Loire Valley region of France, within close proximity of Ambrières-Les-Vallées, 10 minutes, and Gorron, 10 minutes, with Mayenne and Laval 15 minutes away. In addition to the pretty town of Mayenne, you are close to the border with Normandy (12km) and further afield the UNESCO heritage site of Mont St. Michel with its large beaches (81km). The spa centre, Bagnoles de l'Orne offers sporting activities, lake, pavement cafés and casino (40km). It is one and a half hours south of Caen for the ferry port at Ouistreham.

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THE ACCOMMODATION COMPRISES :

First Floor Duplex Apartment

External stairs to balcony (which is 10m long and suitable for outside dining) :

Kitchen/Dining Room 5.81 x 4.64m Glazed double doors and floor to ceiling window to west and window to north and east elevations. Range of matching base and wall units.

Ceramic sink with mixer tap. Composite worktops and tiled splashback. 5-ring gas hob. Central island. Built-in oven. Built-in fridge and freezer. Exposed beams. Floor-to-ceiling cupboards. Electric radiator. Laminate flooring.

Lounge 5.00 x 4.55m Laminate flooring. Window to east and 2 floor to ceiling windows to west elevations. Fireplace with woodburner. Exposed beams. Electric radiator. **Stairs to first floor.**

On the First Floor

Mezzanine Landing Laminate flooring. Sloping ceiling. Velux window to east and west elevations. Exposed "A" frame.

Bedroom 5.59 x 3.33m Exposed "A" frame. Sloping ceiling. 2 Velux windows to east and 2 to west, and window to north elevations. Laminate flooring. Electric radiator.

Bathroom 3.33 x 2.62m Vanity unit. Velux window to east and west elevations. Electric radiator. Claw-foot bath with mixer tap. WC. Sliding door. Extractor. Sloping ceiling.

Ground Floor Apartment

On the ground floor -

2 B & B rooms/Annexe

Entrance Hall 2.46 x 1.82m Tiled floor. Glazed double doors to front elevation.

Kitchenette 2.46 x 1.25m Base and wall units with worktops and tiled splashbacks over. Sink with mixer tap. Space for under-counter fridge. Space and plumbing for washing machine. Tiled floor. WC.

Bedroom 1 5.33 x 4.57m Tiled floor. Sliding patio door and window to front elevation. 2 radiators. Door to:

En-Suite Shower Room 2.06 x 1.80m Large shower. Vanity unit. WC. Tiled floor. Extrctor. Heated towel rail.

Bedroom 2 3.64 x 3.32m Window to west elevation. Tiled floor. Radiator. Cupboard with shelving. Door to:

En-Suite Shower Room 3.37 x 1.00m Shower. Vanity unit. WC. Heated towel rail. Extractor.

OUTSIDE :

Garden Room Detached stone and timber outbuilding with corrugated iron roof. 7.25 x 5.81m Glazed door and 2 windows to east and bifold doors to front elevations. Gravel floor. Power and light.

Part of the Barn used for storage 7.34 x 5.81m Steps up to first floor mezzanine/storage area.

Beautifully landscaped garden with an abundance of flower and shrub borders. Gravel seating areas. Cherry and apple trees. Large chicken coop.

ADDITIONAL INFORMATION :

Mains drainage, water and electricity are connected. Electric heating and a heat source pump provides the heating in the ground floor apartment. Fibre optic internet connection.

FINANCIAL DETAILS :

Taxes Foncières : Approx. € per annum

Summary

Property type:	Apartment
Bedrooms:	3
Bathrooms	3
Price	€203,500

Key Information

Internal Area:	165 sqm
Land Area:	0.15 ha

Location: Loire Valley



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S. and L. BROWN



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