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House for sale in Mayenne - VIRTUAL TOUR

Couesmes-Vaucé , Mayenne , Loire Valley



€145,000

inc. of agency fees

4 Beds 2 Baths 145 sqm 0.14 ha

4 Bedroom House with outbuildings and garage This 4 bedroom property offers versatile accommodation, with the possibility of creating...

At a Glance

Reference	MFH-NORF0206	Near to	Couesmes-Vaucé	Price	€145,000
Bed	4	Bath	2	Hab.Space	145 sqm
Land	0.14 ha	Pool	No	Land Tax	N/A

Property Description

4 Bedroom House with outbuildings and garage

This 4 bedroom property offers versatile accommodation, with the possibility of creating a self contained annexe or gîte on the ground floor.

The property is 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 :

On the ground floor -

Entrance Hall 4.31 x 1.17m Partly glazed door and side panel, and window to front elevation. Laminate flooring. Exposed beam

Snug 4.82 x 2.93m Partly glazed door and window to front, and window to rear elevations. Convector heater. Tiled floor. Stairs to mezzanine.

Utility Room 2.30 x 1.79m Stainless steel sink with mixer tap. Space and plumbing for washing machine. Space for under-counter fridge. Worktop. Tiled floor.

Bathroom 2.99 x 2.29m Tiled floor. Heated towel rail. Bath with mixer tap/shower fitment.

Pedestal basin. WC. Window to west elevation.

Mezzanine/Study Area 2.40 x 1.76 m Window to west and Velux window to south and north elevations. Sloping ceiling. Exposed "A" frame. Wood flooring.

Kitchen/Dining Room 4.64 x 4.32m Ceramic butler sink with mixer tap. Solid wood worktops. Curtain-fronted cupboards. Space for range-style cooker with tiled splashback. Space for upright fridge/freezer. exposed beams. Window to rear elevation.

Lounge 5.90 x 5.43m Partly glazed double doors to rear and window to front elevations. Woodburner. Exposed beam. Electric panel radiator. Wood flooring. Electrics. Stairs to first floor

On the First Floor -

Landing Storage cupboard housing hot water cylinder.

Bedroom 1 4.26 x 2.98m Velux window to south elevation. Sloping ceiling. Convector heater

Bedroom 2 3.45 x 3.20m Velux window to rear elevation. Sloping ceiling. Convector heater.

Bathroom 2.29 x 1.57m Velux window to rear elevation. Sloping ceiling. Pedestal basin. WC. Heated towel rail. Bath with mixer tap/shower fitment and tiled surround.

Bedroom 3 2.96 x 2.95m 2 small Velux windows to rear elevation. Sloping ceiling. Convector heater.

Bedroom 4 4.37 x 2.82m Velux window to south elevation. Sloping ceiling

OUTSIDE :

A gravel driveway provides parking and turning for 2 cars. The garden is laid to lawn with mature trees and hedges. Gravel seating area. Well (not in use).

On the opposite side of the lane is a gravel parking and turning area. **Old Bread Oven** 4.22 x 3.10m Constructed of stone under a slate roof. Concrete floor. Pedestrian door to north elevation.

Large 2-Storey Barn 7.29 x 6.07m (needs a new roof) at present used for storage. Former stable - 2-storey. **Attached Garage** 5.46 x 4.12m Constructed of wood under a slate roof. Double doors to east elevation.

ADDITIONAL INFORMATION :

Mains water and electricity are connected. Drainage is to an all water septic tank. Heating is provided by a log burner and electric convector heaters. Fibre optic internet connection believed to be available.

FINANCIAL DETAILS :

Taxes Foncières : Approx. 450€ per annum

Summary

Property type:	House
Bedrooms:	4
Bathrooms	2
Price	€145,000

Key Information

Internal Area:	145 sqm
Land Area:	0.14 ha

Location: Loire Valley



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S. and L. BROWN



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