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## Chambre d'Hote or Gite for sale in Mayenne - VIRTUAL TOUR

Méhoudin , Mayenne , Loire Valley



# €425,000

inc. of agency fees

11 Beds

4 Baths

House and 3 gîtes with over 3 acres and swimming pool in the Mayenne  
This 19th Century detached farmhouse has been completely renovated...

### At a Glance

<b>Reference</b>	MFH-NORF01587	<b>Near to</b>	Méhoudin	<b>Price</b>	€425,000
<b>Bed</b>	11	<b>Bath</b>	4	<b>Land Tax</b>	N/A
		<b>Pool</b>	No		

### Property Description

House and 3 gîtes with over 3 acres and swimming pool in the Mayenne

This 19th Century detached farmhouse has been completely renovated and divided into Owners' accommodation (with B&B potential) and 3 attached gîtes sleeping 7, 6 and 2 people. The current owners

open for April/May to September/October at the moment but it could be let out all year round and the property can be sold with its website. The Owners' accommodation and gîtes have all been renovated to retain character features such as exposed stone walls and beams. They are double glazed and the accommodation is well laid out and appealing. An extensive programme of maintenance and upgrades and redecoration has taken place over the last 3 years. The in-ground swimming pool and the spacious, enclosed garden are a particularly appealing feature of this property. It is believed that the paddocks could be used for camping (subject to official agreement with the Mairie). Viewing is highly recommended for those looking for a home and income.

The property is situated near the Normandy and Loire Valley border in the Mayenne department. It is 53 km from Laval with its mainline train station which gives easy access to Paris and 318 km from Calais. The renowned thermal Spa town of Bagnoles-de-l'Orne is just 9 km away and the larger town of La Ferté-Macé is 12 km. The UNESCO heritage site of Mont-Saint-Michel is about an hour and a half's drive. It is 105 km from the ferry Port at Caen Ouistreham and 187 km from Cherbourg.

### **THE ACCOMMODATION IN THE MAIN HOUSE COMPRISES :**

#### **On the ground floor -**

**Lounge** 6 x 5.3m - Glazed double doors and side panels to front and glazed double doors to rear elevations. Stairs to first floor. Exposed stone wall. Tiled floor. Wood-burner. Built-in cupboard housing hot water cylinder.

**Cloakroom** Window to rear elevation. Tiled floor. WC. Vanity basin with mirror and light over. Convector heater.

**Utility Room** Space and plumbing for washing machine/ Sink unit. Tiled floor.

**Study** 3.7 x 3m - Window to front elevation. Tiled floor. Exposed beams. Electrics. Built-in cupboard with fitted shelves.

**Kitchen/Breakfast Room** 6 x 5.4m - Window to front and 2 windows to rear elevations. Exposed stone wall. Tiled floor. Wood-burner. Space for free standing American style fridge/freezer. Range of recently fitted, matching base and wall units and central island. Space and plumbing for dishwasher. Single stainless steel sink unit. Space for free standing range style cooker with cooker hood over.

**Hobby/craft room** 6 x 4.1m - Glazed double doors and side panels to front and glazed double doors to rear elevations. Tiled floor. Exposed stone walls. Wood-burner.

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

**Landing** Tiled floor. Exposed beams.

**Master Bedroom** 5.8 x 3.8m - Tiled floor. Velux window to front and window and Velux window to rear elevations. Exposed beams. Door to:

**En-Suite Shower Room** Vanity unit. WC. Shower. Velux window to rear elevation. Radiator.

**Bedroom 2** 3.2 x 2.7m - Picture window and Velux window to front elevation. Tiled floor. Convectector heater. Exposed beams.

**Bedroom 3** 5.8m x 2.7m - 2 Velux windows to front elevation. Exposed beams. Tiled floor. Convectector heater. (could be divided into two rooms if required)

**Bedroom 4** Picture window and Velux window to front, window to south and window and Velux window to rear elevations. Tiled floor. 2 convectector heaters. **Dressing Room** 2.9 x 2.6m - with shelves and hanging space.

**En-Suite Shower Room** 2.1 x 1.7m - Velux window to rear elevation. Tiled floor. Convectector heater. Corner shower cubicle with jets. WC. Vanity unit with mirror and light over.

**Family Bathroom** 3.8 x 1.7m - Velux window to rear elevation. Tiled floor. Bath with mixer tap. Convectector heater. Vanity unit with mirror and light over. WC. Corner shower with jets. Exposed beams.

## **THE ACCOMMODATION IN GÎTE ONE COMPRISES :**

### **On the ground floor -**

**Lounge/Dining Room** 5.8 x 5.7m - Glazed double doors to front and rear elevations. Tiled Floor. Exposed beams and stone. Stairs to first floor. Wood-burner. Lectrics. Door to terrace.

**Kitchen** 3.3 x 2.7m - Space and plumbing for washing machine. Base and wall units. Stainless steel sinks with mixer tap. Pace for under counter fridge/freezer. Window to front elevation. Tiled floor.

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

#### **Landing**

**Bedroom 1** 4.5 x 2.4m - Velux window to rear and window to front elevations. Convectector heater.

**Bedroom 2** 2.7 x 1m - Sloping ceiling. Exposed beams. Convectector heater. Velux window to front elevation.

**Bedroom 3** 2.9 x 2.5m - Sloping ceiling. Velux window to front elevation. Exposed beams. Convectector heater.

**Bedroom 4** 2.9 x 2.5m - Velux window to rear elevation. Convector heater. Sloping ceiling. Exposed beams.

**Shower Room** 1.8 x 1.5m - Sloping ceiling. Exposed beams. Pedestal basin. Convector heater. WC. Shower. Velux window to rear elevation.

### **THE ACCOMMODATION IN GÎTE TWO COMPRISES :**

#### **On the ground floor -**

**Lounge** 5.9 x 5.8m - Glazed door to rear, window and glazed door to front and window to north elevations. Tiled floor. Stairs to first floor. Cupboard housing hot water cylinder. Brick and stone fireplace with inset wood-burner. Exposed beams. Display niche.

**Kitchen/Dining Room** 5.9 x 3m - Window to rear and glazed door to front elevations. Range of matching base and wall units. Double sink with mixer tap. Space and plumbing for washing machine and dishwasher. Space for free standing fridge/freezer. Feature fireplace. Space for free standing cooker.

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

**Landing** Laminate flooring. Velux window to front elevation.

**Bedroom 1** 4.5 x 2.7m - Velux window to front and rear elevations. Exposed beams. Sloping ceiling. Convector heater.

**Bedroom 2** 3.5 x 1.5m - Velux window to front elevation. Sloping ceiling. Exposed "A" frame. Convector heater.

**Bedroom 3** 3.5 x 2.5m - Velux window to rear elevation. Sloping ceiling. Exposed stone wall and display niche.

**Shower Room** 1.8 x 1m - Sloping ceiling. Velux window to rear elevation. WC. Convector heater. Pedestal basin. Shower.

### **THE ACCOMMODATION IN GÎTE THREE COMPRISES :**

#### **On the ground floor -**

**Lounge** 5.7 x 3.4m - Tiled floor. Glazed door to front and rear elevations. Stairs to first floor.

**Kitchen/Dining Room** 2.7 x 2.5m - Window to rear elevation. Matching base and wall units. Single stainless steel sink unit with mixer tap. Space for free standing cooker and fridge. Tiled floor.

## **On the First Floor -**

**Bedroom 1** 3.4 x 2.8m - Trap for access to hot water cylinders. Velux window to front and rear elevations. Convector heater. Sloping ceiling. Exposed beams. Door to

**En-Suite Shower Room** 1.2 x 1 - Sloping ceiling. Shower. Vanity unit with mirror and light over. WC. Convector heater. Exposed beams.

## **OUTSIDE :**

An in-ground pool was installed in the garden in about 2016. Solar heated. 5.00m x 3.80m x 1.3m deep. Fenced.

The garden is laid to lawn with mature hedges, fully enclosed for dogs and children. Variety of trees including apple, cherry, pear, walnut and plum. Weeping willow. Outside lighting.

Each property has a patio with barbecue. The main house has an enclosed decking area with woodshed and storage shed.

Shed/Pump house. Pedestrian gates to parking area.

3 metal sheds. BBQ area.

2 paddocks and orchard.

Parking area.

## **ADDITIONAL INFORMATION :**

Mains water, telephone and electricity are connected. Fibre optic internet connection (Speeds of up to 500mbps in the office); Drainage to two all water septic tanks with one filter bed. Electric heating.

Taxes Foncières : 1,482€ per annum

## Summary

Property type:	Chambre d'Hote or Gite
Bedrooms:	11
Bathrooms	4
Price	€425,000

## Key Information

## Location: Loire Valley



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