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## House for sale in Mayenne - VIRTUAL TOUR

Gorron , Mayenne , Loire Valley



**€174,500**

inc. of agency fees

3 Beds      126 sqm      0.16 ha

Spacious farmhouse with outbuildings This detached stone farmhouse has all the accommodation on the ground floor and is at the end...

### At a Glance

**Reference** MFH-NORF01745

**Near to** Gorron

**Price** €174,500

**Bed** 3

**Pool** No

**Hab.Space** 126 sqm

**Land** 0.16 ha

**Land Tax** N/A

### Property Description

## Spacious farmhouse with outbuildings

This detached stone farmhouse has all the accommodation on the ground floor and is at the end of a quiet lane. There are 3 bedrooms and 2 bathrooms with further room to extend into the insulated, plasterboarded loft space, if required. The large barn is currently used as an entertaining space and storage. There are 2 garages attached to the bungalow.

The property is located less than 10 minutes by car from the town of Gorron. This town has many shops and ADDITIONAL INFORMATION including supermarket, banks, post office, independent shops, cafes, butchers, news agency, dentist, doctors and pharmacy. The large town of Mayenne is 30 minutes away and the larger Laval 45 minutes. The closest ferry port is at Saint Malo (1 hour 40 mins); Caen (2 hours 15 mins); Cherbourg (2 hours 50 mins). The TGV train service can be taken from Laval to Paris Montparnasse.

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## THE ACCOMMODATION COMPRISES

### On the Ground Floor -

**Kitchen/Breakfast Room** 4.41 x 2.88m Partly glazed double doors to front elevation. Range of matching base and wall units. Stainless steel sink with mixer tap. Space for range style cooker and free standing fridge4/freezer. Tiled floor. Radiator. Telephone socket.

**Lounge/Dining Room** 6.67 x 6.31m Glazed double doors and window to front elevation. Tiled floor. Exposed beams. 2 radiators. Pellet burner. Exposed stone wall.

**Wet Room** 2.31 x 1.39m Fully tiled. WC. Hand basin. Large shower. Heated towel rail. Window to rear elevation.

**Inner Hall** Tiled floor. Window to rear elevation. Central heating thermostat. Radiator. Electrics. Telephone socket.

**Bedroom 1** 4.36 x 2.75m Wood flooring. Radiator. Window to front elevation.

**Bedroom 2** 4.38 x 2.83m Radiator. Window to front elevation.

**Bedroom 3** 5.92 x 3.03m Tiled floor. Hand basin. Window to front elevation. Radiator.

**Utility Room** 3.66 x 2.55m Stainless steel sink with mixer tap. Hot water cylinder. Space and plumbing for washing machine. Door to attached garage.

**Cloakroom** Tiled floor. WC. Window to west elevation.

**Family Bathroom** 3.53 x 2.11m Obscure glazed window to west elevation. Corner shower. Bidet. Claw foot bath with mixer tap. Inset spotlights. Fully tiled. Pedestal basin. Convector heater. Electric towel rail.

## **OUTSIDE :**

Attached **Garage** 6.90 x 3.31m PVC sliding door to front elevation. Earth floor. Central heating boiler and hot water cylinder. Access to loft space.

Tarmac **drive** with **parking** and turning space.

**Vegetable garden.**

Large Detached **Barn** - main section 7.54 x 4.59m Sliding wooden door to rear elevation. Ideal for motor home/caravan storage. Part open fronted. Sliding door to:

**Storage Area/Workshop** 7.08 x 4.59m Power and light. Pedestrian door to front elevation.

**Kennel Area** 4.48 x 2.09m Tap. Window to rear elevation. Door to front and from main area of barn. Concrete floor.

**Well.** The **garden** is fully fenced and is laid to lawn with apple trees. Raised **flower bed**. Concrete **patio** area.

**Cave/Storage Area** 6.00 x 2.37m Earth floor. Power and light.

**Garage** attached to the east of the house 5.52 x 4.96m Sliding door. Concrete floor. Window to rear elevation. Door to utility room.

**Separate Detached Building** 11.50 x 3.72m Constructed of stone under a slate roof. Divided into three sections.

#### **ADDITIONAL INFORMATION :**

Mains water, telephone and electricity are connected. Drainage to an all water septic tank. Heating is provided by a heat exchange unit and pellet burner. Single glazed, woodframed windows. Broadband internet connection.

#### **FINANCIAL DETAILS :**

Taxes Foncières : 399€ per annum

Taxe d'habitation : € per annum

**Asking price : 174,500€ including Agency fees of 11,500€. In addition the buyer will pay the Notaire's fee of 13,200€**

**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 between € and € 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 environmental risks to which this property is exposed is available with us or on the Géorisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

**SIF – 001745**

### Summary

Property type:	Countryside house
Bedrooms:	3
Price	€174,500

### Key Information

Internal Area:	126 sqm
Land Area:	0.16 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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