

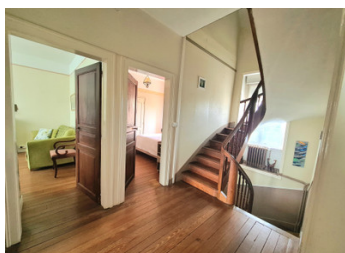
Handsome maison de maitre set in 5400m2 of land. Outbuildings with planning permission to convert if required.



EXCLUSIVE

INFORMATION

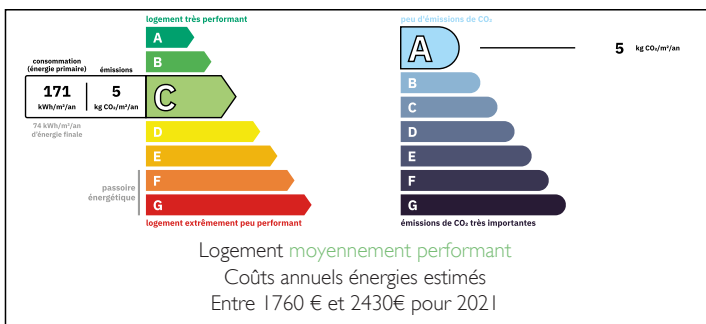
Town:	ST DENIS DE GASTINES
Department:	Mayenne
Bed:	4
Bath:	2
Floor:	130 m2
Plot Size:	5403 m2



IN BRIEF

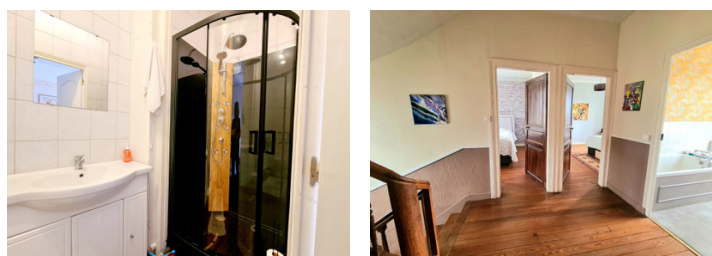
Charming Maison de Maitre on the edge of a village, blending period features with modern comfort. Four bedrooms (one en-suite), bright kitchen, spacious living areas, and potential to expand into the loft. Large gardens with space for a veg patch, animals etc and outbuildings with planning permission to convert if required.

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

This attractive family residence, styled as a traditional maison de maître, is ideally located on the outskirts of a village, within easy reach of schools, shops, and cafés. Rich in character, the home features original wood panelling, high ceilings, decorative ceiling roses, and wooden floors throughout.

A welcoming entrance hall, with its vestibule, original tiled flooring, and striking oak staircase, sets the tone for the property. The bright, modern family kitchen (13.8m²) offers excellent storage, space for a breakfast table, and includes a Rangemaster double oven in the sale. This leads into a practical utility/boot room (7.5m²) with additional storage and laundry facilities, along with a convenient downstairs WC.

The spacious living and dining room (30m²), complete with wood burner, boasts original fitted cupboards and plenty of period charm—an ideal family gathering space.

Upstairs, there are four generously sized double bedrooms (15,6m², 14,3m², 12,8m², 10,3m²) one with its own en-suite shower room and WC (3,8m²). A large family shower room with WC serves the remaining bedrooms. (8m²).

A further staircase leads to the loft (50m²), currently used for storage but already insulated and offering excellent potential for conversion into additional living/work space.

The property also benefits from a cellar

Outside, the gated entrance opens onto ample parking for multiple vehicles. A useful garden workshop provides storage for tools and equipment.

The large stone outbuilding has planning permission in place to convert into 3 gites if required or it makes the perfect workshop and garage.