

Offer accepted : Magnificent 5 bedroom restaured farmhouse with outbuildings, pool in a one hectare plot .



INFORMATION

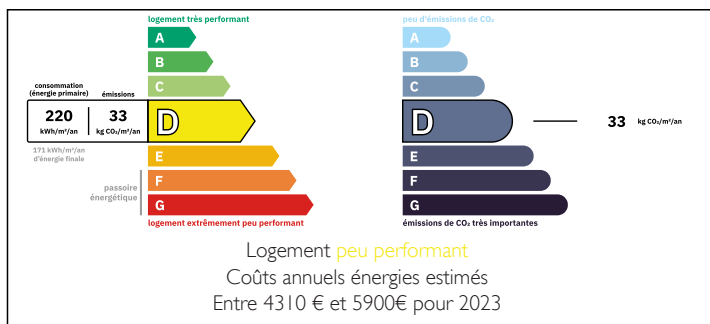
Town:	Saint-Mars-du-Désert
Department:	Mayenne
Bed:	5
Bath:	4
Floor:	220.11 m2
Plot Size:	9731 m2



IN BRIEF

Charming renovated 17th and 18th century farmhouse with 5 bedrooms and 4 shower rooms, exceptional views over the countryside, outbuildings, superb heated swimming-pool and grounds of just under one hectare.

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.



DESCRIPTION

Located on the Mayenne/Sarthe border just a few kilometers from Saint Leonard Des Bois and the Alpes Mancelles, this fully renovated farmhouse offers an ideal living environment with far reaching countryside views, set in just under one hectare.

Downstairs, there is a spacious dining area and a kitchen, an attractive large lounge with French doors, an excellent utility room, a large bathroom and one double bedroom with French doors and an ensuite.

Upstairs, there are three double bedrooms and a smaller bedroom. The main bedroom has a superb ensuite and dressing room. There is an additional bathroom and a spacious landing area which is currently used as a seating area and an office space (with high-speed fibre connection).

LOCAL TAXES

Taxe habitation: EUR

NOTES

Maximum floor measurements) :

Dining room : 5,70 x 4,75 m

Kitchen : 3,72 x 2,48 m

Bathroom (downstairs) : 3,60 x 2,34 m

Utility/Laundry : 4,50 x 3,25 m

Sitting room : 6,00 x 5,70 m

Bedroom 1 (downstairs) : 3,94 x 3,07 m

Ensuite shower room (downstairs) : 2,00 x 1,53 m

Storeroom : 2,40 x 1,84 m

Workshop : 6,05 x 3,30 m

Open garage adjacent to workshop : 6,30 x 3,50 m

Landing/Mezzanine : 6,10 x 5,40 m (Max)

Bedroom 2 : 4,55 x 4,10 m

Shower room : 2,82 x 2,50 m

Bedroom 3 : 3,40 x 3,20 m

Bedroom 5 : 3,00 x 2,10 m

Bedroom 4 (master bedroom) : 5,70 x 4,33 m

Ensuite bathroom : 4,05 x 3,20 m

Dressing Room (Including fitted wardrobes) : 3,40 x 3,25 m

Storeroom : 3,40 x 3,05 m

There...