

Character farmhouse with independent gîte, barns and 1.14 hectares of land

EXCLUSIVE



INFORMATION

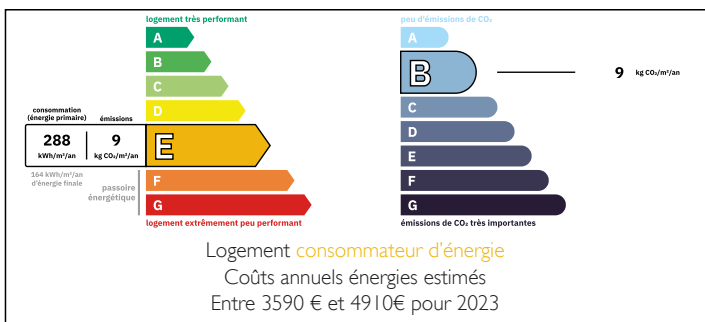
Town:	Villaines-la-Juhel
Department:	Mayenne
Bed:	4
Bath:	2
Floor:	200 m ²
Plot Size:	11400 m ²

IN BRIEF

Set in approximately 1.14 hectares of gardens and grounds, this versatile country property comprises a character farmhouse, a fully equipped two-bedroom gîte and a range of substantial outbuildings. Offering flexible accommodation with scope for a variety of uses, it would suit those seeking a family home, multi-generational living or a property with income potential.



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

The Farmhouse

The farmhouse opens into a welcoming entrance hall, leading to a practical boot room complete with a dog shower, together with a separate laundry room (4.5m²).

At the heart of the home is the spacious 34.5m² living and dining room, centred around a fireplace with a wood-burning stove, creating a warm and inviting space for family life. A staircase at the far end of the room leads to the first floor.

An archway opens into the fitted kitchen (13.9m²), featuring quality Mobalpa units and an Italian Aga-style range cooker. From here there is access to a separate WC, the covered timber terrace, and the adjoining guest accommodation.

Upstairs, the generous landing leads to two bedrooms (13.8m² and 7.2m²) and a spacious family bathroom with shower and WC. Original wooden doors add character throughout this floor.

The Gîte

Adjoining the main house, the self-contained two-bedroom gîte offers flexible accommodation, whether for extended family, guests or holiday letting.

It comprises a bright living and dining room (32.5m²), fitted kitchen (6.25m²), two bedrooms (11.3m² and 11.5m²), and a shower room with WC (5.82m²). Finished with exposed woodwork, timber floors and wooden doors, the gîte also benefits from its own private terrace overlooking the gardens.

Outbuildings & Grounds

Adjoining the house is a substantial stone barn of approximately 85m², currently used as a workshop. Featuring exposed beams and excellent ceiling height, it provides excellent storage or workspace.

A second detached barn of approximately 75m²

LOCAL TAXES

Taxe foncière: 1465 EUR

NOTES