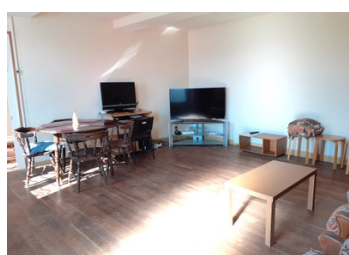
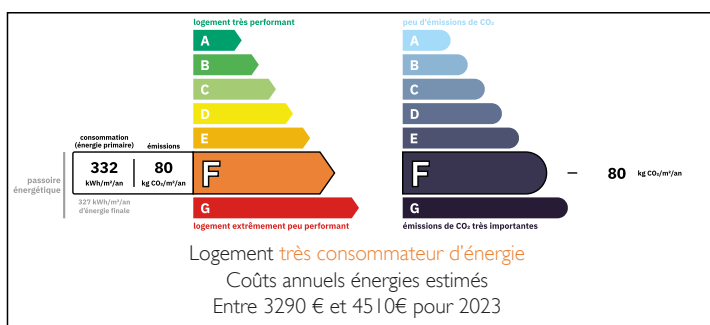


Charming detached 3-bedroom character property with fully enclosed garden, garage and cellar 3 km to Landivy

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Landivy
Department:	Mayenne
Bed:	3
Bath:	1
Floor:	96 m ²
Plot Size:	1356 m ²

IN BRIEF

This lovely stone house full of character is situated 3 km to the South-East of Landivy. It is perfect as a primary or secondary residence.

On the ground floor, you have a good-size bright living room with wood flooring. Off this, you find the dining room with a wood burner and direct access to the garden. A fully fitted kitchen with direct access to a courtyard with a lot of potential to create something special, a bathroom with WC and a storage area complete this floor.

A wooden staircase located in the dining room leads you to the first floor where you have 3 bedrooms, a separate WC and an attic.

Some renovation work needed.

Attached to the house, you have a spacious garage (28 m²).

The courtyard could become a lovely fully private patio for outside dinner.

The house comes with a...

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

The property is double glazed on the ground floor. The septic tank is conforming (last inspection in September 2024).

Heating system: oil boiler - The boiler is in a separate technical room in the courtyard and the tank is in the garage).

MEASUREMENTS

Ground floor

Living room: 24,19 m²

Dining room: 14,77 m²

Kitchen: 11,13 m²

Bathroom: 6,56 m²

Storage : 1,31 m²

1st Floor

Landing: 1,04 m²

Corridor : 1,93 m²

Bedrooms: 9,55 m², 9,77 m² et 13,70 m²

Corridor: 0,93 m²

WC: 1,71 m²

Attic: 18,85 m²

Located in a quiet environment, peaceful rural setting but still not isolated, it is also close to first amenities and schools for families with young children: Landivy 3km, Fougerolles du Plessis 5,5 km, good-size market towns not far (Louvigné du Désert 11 km, Saint-Hilaire du Harcouët 16 km, Gorron 19 km, Ernée 20 km, Fougères 22 km), 40 km to Mayenne, 50 km to Laval, to the coast and the Mont Saint-Michel and to Rennes, less than 2 hours to Ferry port (Caen Ouistreham)

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>