

Charming house on 2.8 hectares of land in a hamlet, with outbuildings, pasture, stream and pond.



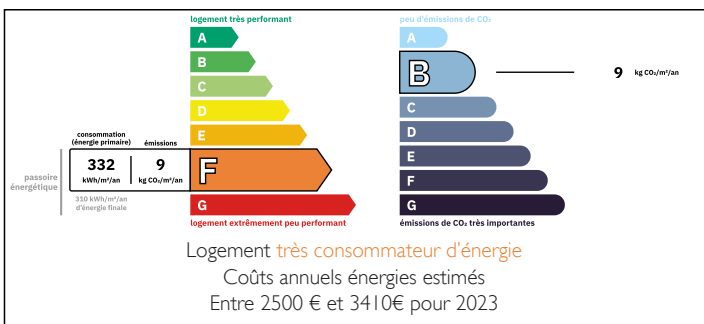
## INFORMATION

Town:	Vimartin-sur-Orthe
Department:	Mayenne
Bed:	3
Bath:	1
Floor:	180 m2
Plot Size:	28001 m2

## IN BRIEF

Situated at the end of a lane, in a hamlet, in the middle of fields, this beautiful, peaceful property is 2 km from a village in the north-east of the Mayenne department, 8 km from Sillé-le-Guillaume and 140 km from Paris.

## 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

This pretty and atypical house comprises, on the ground floor, an entrance hall, a kitchen, a living room with a fireplace and a wood-burning stove, and a dining room, currently used as an office and also containing a fireplace with a wood-burning stove. An enclosed mezzanine provides additional sleeping accommodation. A door opens onto a shower room with toilet.

A spacious room adjoining the kitchen, featuring a huge fireplace and overlooking the garden, could become additional living space.

Upstairs, a landing leads to three bedrooms and a toilet.

The house is centrally heated by a recent wood-fired boiler. In addition, two wood-burning stoves heat the living rooms.

## LOCAL TAXES

Taxe habitation: EUR

Room sizes :

Entrance hall: 5.72 x 2.90

Kitchen: 5.43 x 3.15

Living room: 7.70 x 5.64

Dining room: 10.42 x 3.01

Shower room: 2.90 x 2.82

Bedroom 1: 5.50 x 2.94

Bedroom 2: 5.75 x 3.67

Bedroom 3 (master): 5.90 x 4.05

## NOTES

At the front of the house, a glass roof and a small terrace provide pleasant spaces for relaxing. The courtyard also includes a barn with horse stalls and a semi-open barn that serves as a garage as well as a storage area for fodder and firewood. Another building, in need of renovation and containing two rooms, could be used as a gîte or guest house.

The beautiful, undulating 28,000 m<sup>2</sup> grounds, planted with trees and fully enclosed, include a pasture with a tin shed, an orchard, a vegetable garden, a wood, a pond, a stream and two springs.

-----

Information about risks to which this property is exposed is...