

Stunning barn conversion with 3 bedrooms with two independent gites close to Ernée & Gorron



INFORMATION

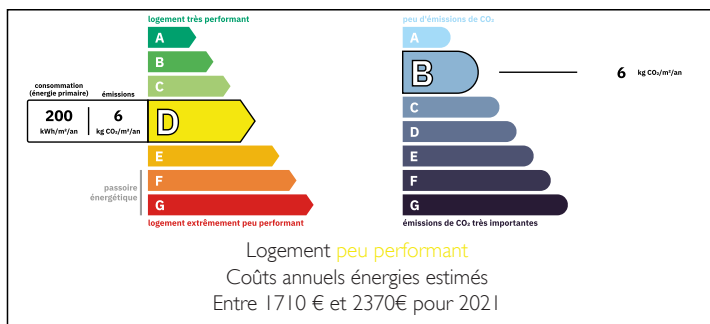
Town:	Carelles
Department:	Mayenne
Bed:	7
Bath:	5
Floor:	296 m2
Plot Size:	4500 m2

IN BRIEF

Beautifully presented property comprising a large barn conversion with open plan ground floor of approx 55m² and on the first floor 3 bedrooms and additional rooms above each of the main bedrooms. An additional fully renovated stone property provides for two independent gites presented to a high standard and having their own private garden to the rear. These gites have the capacity to provide for a regular income throughout the year.



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 main house is comprised of:

The ground floor is a totally open plan living area with the fitted kitchen at one end and the feature stone fireplace at the other end. The layout follows the flow of life within this space with a kitchen, dining and lounge area beautifully defined within the space.

- + The kitchen is approx 24m² with plenty of worktop space and storage
- + The living space is a massive 60m²+ of space with dining and lounge areas.

The charm of the exposed timber beams and the traditional fireplace provide ambiance to the whole room.

Custom stairs lead to the first floor where there is:

- + Bedroom 1 with ensuite bathroom/WC
- + Bedroom 2 with ensuite shower room/WC
- + Bedroom 3

Bedrooms 1 and 3 each have stairs leading to individual large mezzanines. These are ideal spaces for private lounges, offices, hobby rooms or additional bedrooms.

To the rear of this main residence is a beautifully maintained private garden with mature plants and bushes meticulously maintained.. This leads on to a small field suitable for a horse or other animals that runs behind the private garden of the gites and to an outbuilding that can be used as a stable, workshop or for general storage.

The entire ensemble, main house, gites and outside spaces has been very well maintained. There are no essential works to plan for.

The property is beautifully located in the countryside but within easy access to the...

LOCAL TAXES

Taxe foncière: 1156 EUR

Taxe habitation: 532 EUR

NOTES