

Stunning 5/6-bed longère, 265 m , fully renovated, heated Pool, outbuilding, spacious gardens, close to Ernée



INFORMATION

Town:	Larchamp
Department:	Mayenne
Bed:	5
Bath:	3
Floor:	265 m2
Plot Size:	1466 m2

IN BRIEF

Nestled at the end of a quiet cul-de-sac, far from the hustle and bustle of the city, this beautiful fully renovated semi-detached longère with excellent energy efficiency (DPE rating B) has a lot to offer.

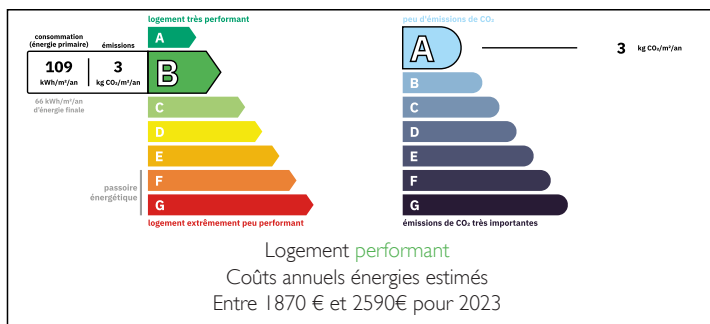
The house combines the charm of the old with modern comfort, and provides a flexible living space. A slate-covered porch ensures a sheltered access to the house.

On the ground floor, the property features a bright entrance, a fully equipped and furnished dining kitchen with a stove, approximately 32 m², with direct access to two terraces. A dining/living room of about 32 m² with a wood burner, a lounge, a bedroom with a closet (currently used as a gym), a WC, a laundry/boiler room of about 30 m², and a shower room complete this level.

Upstairs, a landing leads to a master suite with a bedroom, a...



ENERGY - DPE



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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 foncière: 1449 EUR

NOTES

DESCRIPTION

In front of the house, facing south, the first terrace hosts a heated pool (3 x 6 m) with its technical room.

A second terrace at the rear (with direct access from the kitchen) offers another space for alfresco dining or relaxation.

Opposite the house, there is an old bread oven, approximately 70 m², consisting of three rooms used as a workshop or storage (two of which have an attic above).

The exterior features a gravel driveway and a garden with views on the surrounding countryside, which you can continue to develop as you wish.

Two raised cabins will delight children.

This property offers a great balance between family life in the countryside and proximity to shops, services, and schools, with Ernée being just 6 km away.

Heating: Air-to-water heat pump

Double glazing and high-quality internal insulation

Septic tank

Located 5 km south of Larchamp, about 6 km from Ernée, 20 km from Fougères, 30 km from Mayenne, 40 km from Laval, 60 km from Mont Saint-Michel Bay, 80 km from Rennes Airport, and 150 km (approximately 1h30) from Caen Ouistreham.

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