

Granite stone country cottage with groundfloor living, B&B potential, outbuildings and 5900m2 of land



INFORMATION

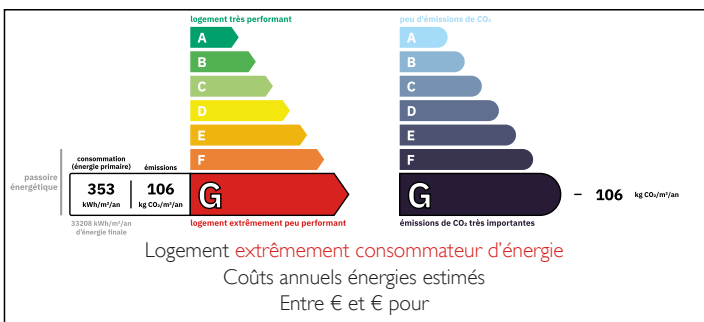
Town:	Soucé
Department:	Mayenne
Bed:	4
Bath:	2
Floor:	138 m2
Plot Size:	3800 m2

IN BRIEF

This delightful country home offers the comfort of single-level living, with its principal living spaces, bedrooms and bathrooms all located on the ground floor. Equally suited as a main residence or a lock-up-and-leave retreat, the property exudes authentic rural charm. A potential fourth bedroom, with its own private entrance and bathroom facilities, provides an excellent opportunity to create an independent guest suite, annexe or Airbnb accommodation. A collection of outbuildings, including a garage, workshop, wood store and animal shelters, sits within approximately 5,900 m² of gently surrounding land. An idyllic setting for those seeking the tranquillity of the French countryside and the possibility of a more self-sufficient way of life.

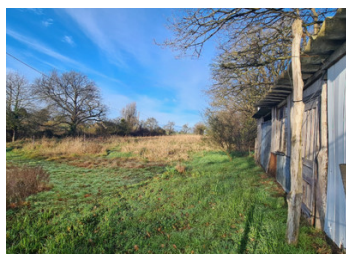


ENERGY - DPE



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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.



DESCRIPTION

You enter into a welcoming hallway with fitted storage cupboards, leading through to a fully fitted kitchen of 14.2 m², offering ample storage and space for a breakfast table.

The spacious lounge/diner of 39 m² features a striking central granite fireplace with a wood burner, complemented by beautiful oak beams that add plenty of character and charm.

There are three bedrooms measuring 9.1 m², 9.1 m² and a smaller room of 7.3 m², currently used as a bedroom but equally suited as a study or dressing room. These are served by a fully tiled bathroom of 6.1 m², comprising a vanity sink unit and a bath with overhead shower, along with a separate WC.

A further room of 22 m², currently used as a games room, benefits from its own shower room and WC. This versatile space would be ideal as a generous en-suite bedroom, hobby room, professional workspace or independent guest accommodation/Airbnb, thanks to its private entrance.

There is access to the loft, which offers potential for conversion if required, and a practical cellar housing the boiler and oil tanks, while also providing an ideal space for wine storage.

Outside, the property offers private parking together with a garage, workshop, storage barn and woodshed. The attractive garden is planted with established shrubs and trees, complemented by a large adjoining plot of land perfect for keeping livestock, creating vegetable gardens, or both.

The house benefits from oil-fired central heating and is predominantly double glazed. Set within a small, peaceful hamlet...

NOTES