

Superb 3 bed family home and 3 Gites with a pool in countryside location between Bagnoles de l'Orne & Javron



INFORMATION

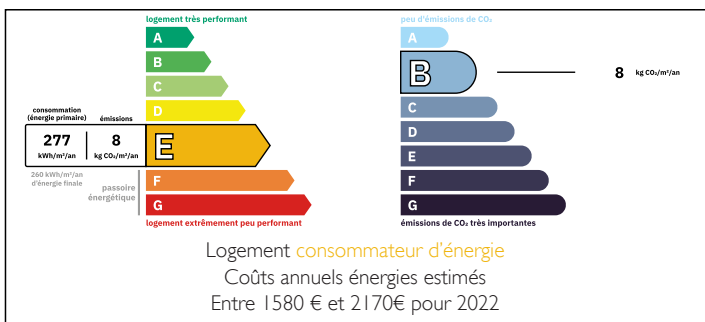
Town:	Madré
Department:	Mayenne
Bed:	10
Bath:	4
Floor:	270 m2
Plot Size:	4328 m2

IN BRIEF

The property is located under 10 minutes from the town of Javron les Chapelles which has all local amenities, and under 20 minutes to the spa town of Bagnoles de l'Orne with it's casino, golf etc. The large market town of Mayenne is also 20 minutes by car. Cross Channel ferry under 2 hours, Caen



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.



NOTES

DESCRIPTION

Fabulous opportunity if you are looking to run a gite business

Traditional family house comprising of a living/dining room with woodburning stove, a newly fitted kitchen with space for a breakfast table as well as a separate dining room and a wc to the ground floor. To the first floor a central landing leads to a total of three double bedrooms, one of which has an ensuite shower room with wc, and a family bathroom.

KITCHEN – 6.1 x 3.3

LOUNGE – 6x 5.4

DINING ROOM – 4.4 x 6.1

BEDROOM 1 – 3.5 x 5.8

BEDROOM 2 – 2.6 x 3.6

SHOWER ROOM – 1.9 x 2.4

BEDROOM 3 – 5.5 x 5.3

ENSUITE – 2 x 2.3

Gite 1 and 2: Comprise of a open plan living/dining room with with two bedrooms and a shower room with wc on the first floor.

LIVING ROOM/KITCHEN - 6 x 5

BEDROOM - 3 x 3

BEDROOM - 3.6 x 2.8

Gite 3: Is a larger gite comprising of a living/dining room with fitted kitchen on the ground floor and three double bedrooms and a shower room and wc on the first floor.

LIVING ROOM/KITCHEN - 6 x 5.8

BEDROOM - 2.8 x 3

BEDROOM - 3 x 3.2

BEDROOM - 3 x 3

Outside each gite has it's own rear patio and garden and to the front is a garden area with pool and barbecue area. There is also a large lawned area to the side which could be used for football,