



## Detached Country House with Outbuilding



### Στοιχεία μεσίτη

|                   |   |
|-------------------|---|
| Όνομα:            | David Evans   |
| Όνομα εταιρείας:  | Cle France Ltd  |
| Χώρα:             | United Kingdom  |
| Experience since: |   |
| Τύπος υπηρεσίας:  | Selling a Property  |
| Specialties:      |   |
| Property Type:    | Apartments, Houses  |
| Τηλέφωνο:         | +44 (1440) 820-358  |
| Languages:        | English, French   |
| Site:             | <a href="https://clefrance.co.uk">https://clefrance.co.uk</a> |

### Στοιχεία καταχώρησης

|              |                |
|--------------|----------------|
| Ακίνητο για: | Πώληση         |
| Τιμή:        | USD 104,316.95 |

### Τοποθεσία

|                        |                  |
|------------------------|------------------|
| Χώρα:                  | France           |
| Νομός/Περιοχή/Επαρχία: | Pays de la Loire |
| Πόλη:                  | Grazay           |
| Ταχυδρομικός κωδικός:  | 53440            |
| Δημοσιεύθηκε:          | 22/07/2024       |

#### Περιγραφή:

Less than 15Kms from Mayenne towards Bais, discover this stone-built house offering great renovation possibilities:

- Ground floor: A kitchen (20.33m<sup>2</sup>), a living room with wood stove (21.50m<sup>2</sup>), an office (8.86m<sup>2</sup>), a bedroom (11.50m<sup>2</sup>), a bathroom and toilet.

- Upstairs: Landing leading to two bedrooms (11.51m<sup>2</sup>, 9.32m<sup>2</sup>) and convertible attics (42.19m<sup>2</sup>, 14.96m<sup>2</sup>).

Possibility of extending the house into the adjoining outbuildings (22.92m<sup>2</sup>, 48.58m<sup>2</sup>) with attic.

Opposite the house, second building built in concrete blocks divided into three spaces (48.57m<sup>2</sup>, 22.25m<sup>2</sup>, 37.44m<sup>2</sup>) with attic on one part.

Character house of 19.85m<sup>2</sup> with part in ruins.



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All on a fenced plot of 1,927m<sup>2</sup>.

Living area (m<sup>2</sup>): 87.86 m<sup>2</sup>  
Land area: 1,927 m<sup>2</sup>  
Number of bedroom(s): 2  
Number of rooms: 5  
Number of levels: 3  
Number of bathroom: 1  
Heating method: Electric, Wood  
Heating type: Radiator, Stove  
Heating format: Individual, Individual  
Exposure: SOUTH 1

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Heating type: Radiator, Stove  
Heating format: Individual, Individual  
Exposure: South.

The department of Mayenne is part of the Pays de la Loire region at the crossroads with Brittany and the rest of inland France, the department is less discovered than its neighbours and the main town of Mayenne and Laval are worth a visit.



Charming villages are dotted around the countryside and make for interesting property hunting, it has long been the forgotten gem in North-west France so property prices are lower than in Normandy and Brittany.

The countryside offers nature reserves with interesting places to visit, the land being covered with large forests and panoramic countryside.

Paris is not far either and from Laval you can be in the centre of the capital via the TGV (high speed train) within 90 minutes. It is quickly accessible through airports, train stations and motorways.

We at Cle France specialise in Property for sale in France through our network of Agents and French Registered High Street Estate Agents. We have sold thousands of houses for sale in France over the years and have helped many find and buy their dream home in France.

We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.

All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.

Indeed please feel free to use the 'MAKE AN ENQUIRY' tab above to ask us any questions you have about buying a property in France. Our UK based enquiry office and staff will guide you through the entire buying process step by step from your first contact right up to taking ownership and beyond, all free of charge.

So when you buy through Cle France you can be confident that you are paying no more than the standard commission rates you would pay anyway, but you have the added benefit of a bi-lingual support team.

For everything you need to know about French property visit [www.clefrance.co.uk](http://www.clefrance.co.uk)

## **Κοινά**

|                 |          |
|-----------------|----------|
| Κρεβατοκάμαρες: | 2        |
| Μπάνια:         | 1        |
| Μέγεθος αυλής:  | 1927 τ.μ |

## **Utility details**

|          |     |
|----------|-----|
| Heating: | Ναί |
|----------|-----|

## **Lease terms**

Date Available:

## **Contact information**

|           |             |
|-----------|-------------|
| IMLIX ID: | IX5.930.038 |
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