



## Countryside Villa with Garden



### Info Agente

Nombre:	David Evans
Nombre empresa:	Cle France Ltd
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Experience since:	
Tipo de servicio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Languages:	English, French
Sitio web:	<a href="https://clefrance.co.uk">https://clefrance.co.uk</a>

### Detalles del anuncio

Propiedad para:	Venta
Precio:	USD 209,423.02

### Ubicación

País:	Francia
Estado/Región/Provincia:	Países del Loira
Ciudad:	Champeon
Código postal:	53640
Publicado:	26/08/2024

### Descripción:

REDUCED in price - House in a small village, totally renovated containing a kitchen (13m2), a back kitchen (3.85m2), a dining room (35.20m2), a laundry room (7.7m2), a cellar. Upstairs are three bedrooms (14.42m2, 10.35m2, 10m2), two shower rooms (4.50m2), wc. Attic.

Land at the back of 436m2 and two outbuildings (45m2, 12m2).

Currently rented 580 Euro a month.

Living area (m2): 115 m2  
Land area: 859 m2  
Number of bedroom(s): 3  
Number of rooms: 5  
Number of levels: 2  
Number of bathroom: 2  
Type of kitchen: Semi-Equipped  
Heating method: Wood



Type of heating: Stove  
Heating format: Central  
Party walls: 2  
Cellar: Yes  
Cellar area (m2): 10  
Exposure: South  
Land Fence: Yes

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)

## **Común**

Dormitorios: 3



Baños: 2  
Tamaño del lote: 859 m2

### **Utility details**

Heating: Sí

### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID: IX6.039.970

