



## Charming Country House with Huge Potential

### اطلاعات مشاور املاک

David Evans	نام:
Cle France Ltd	نام شرکت:
United Kingdom	کشور:
	Experience since:
Selling a Property	نوع خدمات:
	Specialties:
Apartments, Houses	Property Type:
+44 (1440) 820-358	تلفن ثابت:
English, French	Languages:
<a href="https://clefrance.co.uk">https://clefrance.co.uk</a>	وب سایت:



### توضیحات آگهی

فروش  
EUR 73,900  
آگهی برای:  
قیمت:

### اطلاعات مکانی

France  
Pays de la Loire  
Le Pas  
53300  
2024/10/07  
کشور:  
استان:  
شهر:  
کد پستی:  
تاریخ آگهی:  
توضیحات:

-Nestled in a rural hamlet in the countryside, halfway between Gorrion and Ambrières-Les-Vallees, semi detached stone house on one side offering three rooms, one with an open fireplace (58.90m2, 33.28m2, 24m2) and attic above (65.96m2).

Land of 13,515m2.

Connected to water and electricity.

Septic tank to be brought up to standard.

Habitable surface (m2): 116 m2  
Land area: 1.35 hectares  
Number of bedrooms: 1  
Number of rooms: 3  
Number of levels: 2  
Heating method: None  
Adjoining walls: 1.



# IMLIX

بازار املاک و مستغلات IMLIX  
<https://www.imlix.com/fa/>

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)

## اطلاعات عمومی

1 اتاق خواب:  
1 اتاق خواب:  
13515 متر زیر بنا:

## Utility details

بله Heating:

## Lease terms

Date Available:



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**Contact information**

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IMLIX ID:

