



French Style Longere in the Countryside



Information de l'agent

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Expérience since:	
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Détails de l'annonce

Propriété à:	Vendre
Prix:	EUR 227,400

Location

Pays:	France
État/Région/Province:	Pays de la Loire
Ville:	Ambrières-les-Vallees
Indicatif régional:	53300
Soumis:	23/09/2024

Description:

Nestled in the countryside, in a rural hamlet, French Style Longere of 180 m² habitable in stone and covered in natural slates containing:

- Ground floor: Entrance (4.26 m²), toilet (1.48 m²), living room with insert (50.21 m²), fitted and equipped kitchen (16.50 m²), utility kitchen / laundry room (8.03 m²), hallway (9.15 m²), shower room with walk-in shower and vanity unit (3.12 m²), one bedroom (11.90 m²).

- First floor: Mezzanine (15.30 m²), hallway (2.20 m²), office with cupboard (6.85 m²), three bedrooms (14.55 m², 10.60 m² and 12.60 m²) including one with dressing area, bathroom with toilet and vanity unit (6.40 m²).

Outbuilding (14.67 m²), stone lodge (54.36 m²), cellar with heat pump in two parts (15.40 m² and 20.52 m²) and garage (40 m²).

On wooded land of 4,515 m² with terrace.



Sanitation to be reviewed.

Living area (m2): 184.53 m2

Land area: 4,515 m2

Number of bedrooms: 4

Number of rooms: 7

Number of levels: 1

Number of bathrooms: 1

Number of shower rooms: 1

Kitchen: Separate and equipped

Heating method: Heat pump

Heating type: Air pulse

Heating format: Individual

Number of garages: 1

Number of parking spaces: 1

Year of construction: 1948.

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

Commun

Chambres: 4
Salle de bains: 2
Dimensions du lot: 4515 m²

Utility details

Heating: Oui

Lease terms

Date Available:

Contact information

IMLIX ID: IX6.085.397

