



## 2 Separate Stone Houses. Outbuilding. No Near Neighbours. Level Gardens and Patio. Plot Size 2655sqm (over half an acre)

### Informazioni sull'Agente

Nome:	ArKadia
Nome della ditta:	
Nazione:	United Kingdom
Telefono:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	EUR 197,900

### Posizione

Nazione:	France
Stato / Regione / Provincia:	Pays de la Loire
Città:	Villaines-la-Juhel
Cap:	53700
Pubblicato:	28/07/2024

### Descrizione:

**cj 794 Property offers** : These properties offer either home and income or dual family occupancy. Privately located, the nearest neighbour is 140m distant. These properties have some double glazing, working fireplaces with log burners and electric panel radiators. Fibre optic broadband available for connection. Fosse septic system – compliance not confirmed and believed to require replacing/upgrading. Lots of private parking, level gardens and super views all round.

### House 1 Total Habitable Space 86.83sqm

#### Ground floor :

6.09sqm double glazed conservatory/porch with tiled floor. Original front door leading to :  
27.93sqm lounge with tiled floor, inset log burner, apparent beams and recent double-glazed window to front  
14.20sqm kitchen with tiled floor and splashbacks. Roll top work surface on floor mounted cupboards with stainless steel sink unit. Recent double-glazed window to front. Space for cooker and fridge. Large storage cupboard. Staircase to first floor. Glazed door leading to :  
12.23sqm utility room with tiled floor, dual aspect double glazed windows and solid wooden door to patio. Stainless steel sink set in roll top worksurface with plumbing for washing machine and space for tumble drier. Wood fired cooking stove (cuisiniere). Leading to :



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3.50sqm shower room with solid wood door, tiled floor and walls, double shower, double glazed window and WC.

**1st Floor :** 4.53sqm landing with wood floor leading to :

4.57sqm bathroom with wood floor and apparent beams. Bath with shower over, tiled walls, hand wash basin in vanity unit, WC, roof window and electric panel radiator.

5.07sqm bedroom 1 with wood floor and apparent beams. Roof window and electric panel radiator.

14.80sqm bedroom 2 with wood floor and apparent beams. Dual aspect roof windows and electric panel radiator.

## **House 2 Habitable Space 68.33sqm**

**Ground floor :** Entering via modern double glazed front door to :

24.55sqm lounge with laminate flooring, apparent beams and rafters, original fireplace with log burner, double glazed window to front, staircase to first floor. Open doorway leading to :

12.23sqm kitchen with tiled floor and apparent beams. Stainless steel sink mounted on double cupboard, tiled splash back, space for cooker, space for fridge and cupboard housing hot water ballon. Area for family dining. Dual aspect double glazed windows and electric panel radiator.

**House 2 1st Floor :** 6.7sqm landing with carpet flooring, semi-circle window and electric panel radiator. Off the landing :

1sqm storage cupboard.

7sqm bedroom 1 with carpet flooring, apparent beams and roof window.

7sqm bedroom 2 with carpet flooring, apparent beams and roof window.

4.8sqm bedroom 3 L shape with carpet flooring and roof window.

4.3sqm shower room with linoleum flooring, corner shower cubicle, hand wash basin on vanity unit with tiled splash back. WC, roof window and electric towel rail.

**Garden :** Concrete paths and patio area's surround both properties. Leading to level gardens all round with super views. Bordered by mature trees and fencing. There is a garden well.

**Stone Barn :** 47sqm stone barn with part earth and part concrete floor with two front pedestrian entry doors.

Lean too parking or storage to the side.

**Outside:** Surround by farmland.

**Location :** Right at the end of the 300m lane that only serves these properties.

2.6km from Courcite that has a great bakery, bar, children's play area and commune lake.

**In the Proximity :**

6km Villaines-la-Juhel – all shops and services, schools, swimming pool, hospital veterinary practice, schools and weekly market.

24km Pré-en-Pail with all shops and services and uniquely, Helianthus Charity Shop

26km Evron – large town will all services including train station.

31km Lassay-les-Chateaux pretty historic chateaux town with pretty shopping centre.



34km Mayenne – county town for the Mayenne department.  
34km Alençon – county town for the Orne department.  
50km Le Mans – major city famous for car and bike races.

**Estimated Travel :**

**Nearest rail link :** Sillé-leGuillaume 16km    **Euro tunnel Calais** 408km

**Ferry Ports**

137km Caen Ouistreham  
166km St Malo  
213km Cherbourg  
208km Le Havre  
260km Dieppe  
344km Roscoff  
416km Calais

**Air Ports**

116km Caen  
137km Rennes  
151km Tours  
225km Orly Paris International Airport  
211km Nantes International Airport  
255km CDG International Airport Paris

Taxes foncières : 478€ pa taxes d'habitation 546€ pa

HOUSE 1 Energy efficiency 329 E Consumption 10 B Emissions  
HOUSE 2 Energy efficiency 247 D Consumption 7 B Emissions

Information concerning the possible natural and technological risks relating to the general area for the location for this property is available on the following website :

Please ask for further photographs for this property

**Furniture and effects, unless specified, throughout the property are not included.**

All habitable space and rooms sizes are approximate.  
Plumbing and central heating systems have not been tested.

Prices listed are FAI, agency fee included. Notaire fee is additional and we can happily supply a 'global' figure, to include all fees on request.

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Condizione: Reformed

## Comune

Camere da letto: 5  
Bagni: 3  
Finito piedi quadrati: 155 mq  
Dimensione del lotto: 2655 mq

## Utility details

Heating Fuel: Electric

## Building details

Parking: Sì

## Lease terms

Date Available:

## Informazioni aggiuntive

URL del sito: [http://www.arkadia.com/PFYR-T183410/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/PFYR-T183410/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 1277-cj-794

