



## Detached Country Longere Without Neighbours



### Agent Info

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### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 119,173.23

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Pays de la Loire
Plaats:	Le Ribay
Postcode:	53640
Geplaatst:	29-09-2024

### Omschrijving:

**REDUCED** in price - Detached Country Longere Without Neighbours, nestled in the countryside, former farmhouse with no close neighbours, offering:

- Ground floor: an entrance (10.22m<sup>2</sup>), a living room with fitted kitchen area and insert fireplace (29.80m<sup>2</sup>), a living room (15.59m<sup>2</sup>), two bedrooms (13.96m<sup>2</sup>, 12, 97m<sup>2</sup>), a bathroom (6.99m<sup>2</sup>), toilet, a laundry room (4.60m<sup>2</sup>).
- Upstairs: a room which can be used as a bedroom above the living room (4.51m<sup>2</sup>) and a landing room which can be used as an office (10m<sup>2</sup>) leading to two convertible attics.
- Outbuilding with bread oven.
- Workshop adjoining the house with cellar space (15.31m<sup>2</sup>).
- Land of 750m<sup>2</sup> facing south with well.

Possibility of acquiring two additional plots of land approximately 50m away for 1.11 Hectares with shed (22.86m<sup>2</sup>) and garden sheds.



Living area (m2): 102 m2  
Land area: 750 m2  
Number of bedroom(s): 2  
Number of rooms: 5  
Number of levels: 2  
Number of bathrooms: 1  
Heating method: Electric, Wood  
Heating type: Radiator, Fireplace  
Heating format: Individual, Central  
Number of garages: 1  
Cellar: Yes  
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



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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)

Conditie: Good

## **Algemeen**

Slaapkamers: 2  
Badkamers: 1  
Lot Afmeting: 750 m<sup>2</sup>

## **Room details**

Indoor Features: Fitted kitchen

## **Utility details**

Heating: Ja

## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID: IX6.094.028

