



## Detached House with Garden Plus Building Plot



### Agent Info

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Experience since:	
Service Type:	Selling a Property
Specialties:	
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### Advertentie details

Vastgoed voor:	Koop
Prijs:	EUR 199,400

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Pays de la Loire
Plaats:	Mayenne
Postcode:	53000
Geplaatst:	25-11-2024

### Omschrijving:

REDUCED in price - House on basement from the 1970s in a sought-after area just 3km from the market town of Mayenne, offering:

- A corridor leading to a living room (28.87m<sup>2</sup>), a fitted and equipped kitchen (8.33m<sup>2</sup>), three bedrooms (10.25m<sup>2</sup>, 9.88m<sup>2</sup>, 9.17m<sup>2</sup>), a bathroom (3.68m<sup>2</sup>), toilet.

- Basement with large garage of 50m<sup>2</sup>, laundry room with fireplace (15.85m<sup>2</sup>), cellar.

All on a large Building plot of 2,898m<sup>2</sup> with pond and pergola.

Work has been carried out over the years: electrical panel, gas boiler, VMC, fiber, insulation of the attic, walls and underside.

Living area (m<sup>2</sup>): 73.83 m<sup>2</sup>

Land area: 2,898 m<sup>2</sup>

Number of bedrooms: 3

Number of rooms: 5

Number of levels: 2



Number of bathrooms: 1  
Kitchen: Separate and equipped  
Heating method: Mains gas  
Heating type: Radiator  
Heating format: Central  
Basement: Yes  
Number of garages: 1  
Cellar: Yes  
Cellar area (m2): 16.30  
Pool area: Yes  
Wooded land: Yes  
Divisible land: 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)

## **Algemeen**

Slaapkamers: 3  
Badkamers: 1  
Lot Afmeting: 2898 m<sup>2</sup>

## **Utility details**

Heating: Ja

## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID: IX6.414.348

