



## Beautiful Original Detached Country House



### Agent Info

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### Listing details

Property for:	Sale
Price:	EUR 212,000

### Location

Country:	France
State/Region/Province:	Pays de la Loire
City:	Ambrieres-les-Vallees
ZIP code:	53300
Posted:	Nov 05, 2024

### Description:

A few minutes from Ambrieres-les-Vallees, you will enjoy the calm of the beautiful countryside of North Mayenne. Beautiful 16th Century residence composed of:

- Ground floor: has a living room with open fireplace (29.90 m<sup>2</sup>), a separate kitchen with an insert fireplace with forced air (25.24 m<sup>2</sup>), a hallway (2.07 m<sup>2</sup>), a shower room (4.50 m<sup>2</sup>), a toilet and a laundry room (12.63 m<sup>2</sup>).

From the staircase in the tower access floor (spiral staircase renovated identically), you will discover a landing (2.45 m<sup>2</sup>), a bedroom (14.11 m<sup>2</sup>), a shower room (6.32 m<sup>2</sup>), a toilet (1.30 m<sup>2</sup>). And a second landing with corridor (3.24 m<sup>2</sup>), two bedrooms (11.40 m<sup>2</sup> and 14.99 m<sup>2</sup>).

- Upstairs: attic with possibility of creating two bedrooms (13.05 m<sup>2</sup> and 16.38 m<sup>2</sup>).

Garage (26 m<sup>2</sup>) for two vehicles.

Land around to be delimited for an area of approximately 1100 m<sup>2</sup>.



Living area (m2): 118.05 m2

Land area: 1,100 m2

Number of bedrooms: 3

Number of rooms: 5

Number of levels: 2

Number of bathrooms: 2

Kitchen: Separate

Heating method: Electric

Heating type: Radiator

Heating format: Individual

Number of garages: 1

Number of parking spaces: 1

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.

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Condition: Good

### **Common**

Bedrooms: 5  
Bathrooms: 2  
Lot Size: 1100 sq m

### **Utility details**

Heating: Yes

### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID: IX6.309.836

