



## Country House with Outbuilding and Lovely Location



### Agent Info

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### Listing details

Property for:	Sale
Price:	EUR 98,900

### Location

Country:	France
State/Region/Province:	Pays de la Loire
City:	Charchigne
ZIP code:	53250
Posted:	Jan 13, 2025

### Description:

Country House with Outbuilding and Lovely Location, guaranteed favorite of yours we are certain, this charming house, located in a small hamlet, not overlooked, on a plot of more than 2200 m2 entirely fenced. This property consists of:

- Ground floor: a separate functional kitchen, beautiful oak furniture and marble worktop, a living room of 28 m2 with fireplace and wood insert. A bathroom and separate toilet.

- Upstairs: a large bedroom of more than 25m2 on the ground (built-in cupboards) and another of 12m2 (carrez).

Possibility of enlargement with an attached and insulated garage (20m2).

Double-glazed wooden frames.

This house can be sold furnished.

Living area (m2): 68.28 m2



Land area: 2,222 m<sup>2</sup>  
Number of bedrooms: 2  
Number of rooms: 4  
Number of levels: 2  
View: Countryside  
Number of bathrooms: 1  
Kitchen: Separate and semi-equipped  
Heating method: Electric, Wood  
Heating type: Convector, Stove  
Heating format: Individual, Individual  
Number of garages: 1  
Exposure: South-West  
Year of construction: 1885.

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)

### **Common**

Bedrooms:	2
Bathrooms:	1
Lot Size:	2222 sq m

### **Utility details**

Heating:	Yes
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### **Rental details**

Furnished:	Yes
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### **Lease terms**

Date Available:	
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### **Contact information**

IMLIX ID:	IX6.553.874
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