



## EXCLUSIVE Rare Opportunity – 2 Traditional Stone Longères Requiring Complete Renovation. No Near Neighbours. Total Plot Size 9927sqm

### Информация об агенте

Название:	ArKadia
Название компании:	
Страна:	Великобритания
Телефон:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Детали объявления

Недвижимость:	На продажу
Цена:	EUR 57,900

### Местоположение

Страна:	Франция
Область:	Земли Луары
Почтовый индекс:	53140
Добавлено:	28.07.2024

#### Описание:

cj 795 **Property offers** : 2 original stone Longères with large barns attached. Roofs in fair to good condition. Small stone storage building. These buildings offering lots of scope. House 1 has double glazed windows.

There is a town water supply. No electric supply. Fibre optic available in this area. The ground surrounding these properties which has become very overgrown in places. Bordered to one side by a stream.

#### **Ground floor House 1** : Front door leading to :

34.8sqm main room with concrete floor, double glazed window to front and original fire place.

The upper floor has been removed ready to re-instated with a double-glazed dormer window to front and double-glazed window to gable.

Attached to the house is a barn in 2 sections with earth floor.

65.6sqm total ground floor area with pedestrian and large vehicle doors to front. Rear door and window.

#### **Ground floor House 2** : Front door leading to :

39.8sqm living room with opening for a window to front. Original fireplace in very poor condition. Earth floor.

Upper floor in poor condition. Dormer window opening to front.



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56.8sqm attached stone barn with opening for vehicle access, pedestrian door and earth floor. Opening for window and dormer window opening to front.

13.5sqm end storage area with pedestrian door.

**Outbuildings :** 12.3sqm separate stone outbuilding with 2 pedestrian doors to front, mezzanine storage.

**Land :** Uncultivated and overgrown, once tamed would make good land.

**Outside:** Nearest neighbour 130m. Access via a very small commune road on the edge of a small hamlet of houses.

**Location :** 1.6km from the village of Saint Samson.

2.7kms from Pré-en-Pail-Saint-Samson that offers modern supermarket, schools, bars, restaurants, hairdressers, banks, Post Office, doctors surgery and uniquely, Helianthus Charity Shop. There are both indoor and outdoor sports facilities.

**In the Proximity :**

14km Javron-les-Chapelle with small shops and services and excellent veterinary practice.

15km Carrouges – famous Chateau, scene for the recent film The Last Duel.

18km St-Céneri-le-Gérei one of France's prettiest villages with ancient Church, also known as the village of the artists.

20km Alençon – major town with all shops and services and main hospital.

19km Villaines-la-Juhel pretty market town with all facilities including indoor swimming pool.

21km Saint Léonard des Bois offers great outdoor adventures with canoeing, hiking, rock climbing and walking.

26km Bagnoles de l'Orne, casino town with health thermal spas. Lots of restaurants and cafes and a Chateau.

27kms Lassay-les-Chateaux – historic chateaux town with very pretty shopping centre and a lake.

**Estimated Travel :**

**Nearest rail link :** 23km Alençon SNCF      **Euro tunnel Calais** 395kms

**Ferry Ports**

106km Caen Ouistreham

220km Cherbourg

178km Le Havre

245km Dieppe

351km Roscoff

401km Calais

**Air Ports**

98km Caen

143km Rennes

210km Orly Paris International Airport



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237km Nantes International Airport  
239km CDG Paris International Airport

Taxes foncières : € pa

Energy efficiency No Data Available    Consumption    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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## Общие

ГОТОВЫЕ КВ.М.: 75 кв м

## Building details

Parking: да

## Lease terms

Date Available:

## Дополнительная информация

URL вебсайта: [http://www.arkadia.com/PFYR-T182050/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/PFYR-T182050/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 1277-cj-795



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