



## Detached Country House with Landscaped Garden



### Информация об агенте

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Experience since:	
Тип услуг:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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### Детали объявления

Недвижимость:	На продажу
Цена:	EUR 263,750

### Местоположение

Страна:	Франция
Область:	Земли Луары
Город:	Jublains
Почтовый индекс:	53160
Добавлено:	22.04.2025

#### Описание:

**REDUCED in price** - In a small hamlet located 3 hours from Paris and less than 2 hours from the Breton coast, discover this beautiful building tastefully decorated while keeping the character of the old with its solid parquet floors, its ceiling heights close to 2.60m, its openings in drink.

- Ground floor: an entrance hall (11.95m<sup>2</sup>), a living room (16.10m<sup>2</sup>) with wood stove, a fitted kitchen (14.79m<sup>2</sup>), a living room with wood stove (25.23m<sup>2</sup>), a laundry room with open fireplace (26.97m<sup>2</sup>), a toilet with hand basin.

- Upstairs: a landing leading to an office with cupboards (8.63m<sup>2</sup>), two bedrooms, one with cupboards (12.35m<sup>2</sup>, 15.67m<sup>2</sup>), a master suite (11.86m<sup>2</sup>), a bathroom with toilet (5.32m<sup>2</sup>), a toilet with hand basin.

- Above: Convertible attic on top (38.46m<sup>2</sup>).

- Basement (26.69m<sup>2</sup>): with well that can be connected to the house.

The exterior will delight you with its outbuildings (17.11m<sup>2</sup>, 19.18m<sup>2</sup>, 55.14m<sup>2</sup>), its pond, its relaxation



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areas to enjoy summer evenings. You will have a perfectly maintained, enclosed, wooded and not overlooked plot of 5,760m<sup>2</sup>.

Living area (m<sup>2</sup>): 162.61 m<sup>2</sup>  
Land area: 5,760 m<sup>2</sup>  
Number of bedroom(s): 4  
Number of rooms: 8  
Number of levels: 4  
Number of bathrooms: 1  
Number of shower rooms: 1  
Type of kitchen: Equipped  
Heating method: Oil and Wood  
Heating format: Central, Individual, Individual  
Basement/ground: Yes  
Number of garages: 2  
Land with trees: 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)

## Общие

Спальни:	4
Ванные комнаты:	2
Площадь участка:	5760 кв м

## Room details

Indoor Features:	Fitted kitchen
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## Utility details

Heating:	да
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## Lease terms

Date Available:

## Contact information

IMLIX ID:	IX6.831.913
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