



## Village Hose with Strong Potential



### Agenten-Info

Name:	David Evans
Name der Firma:	Cle France Ltd
Land:	Vereinigtes Königreich
Erfahrung seit:	
Art der Dienstleistung:	Immobilien verkaufen
Spezialgebiete:	
Art der Immobilie:	Wohnungen, Häuser
Telefon:	+44 (1440) 820-358
Sprachen:	English, French
Webseite:	<a href="https://clefrance.co.uk">https://clefrance.co.uk</a>

### Anzeigen-Details

Immobilie für:	Kaufen
Preis:	USD 132,279.23

#### Standort

Land:	Frankreich
Staat/Region/Provinz:	Pays de la Loire
Stadt:	Chatillon-sur-Colmont
Postleitzahl:	53100
Veröffentlicht:	14.05.2025

#### Beschreibung:

**REDUCED in price** - In the village of Chatillon-sur-Colmont, discover this building for sale, which previously housed a bar-restaurant and now offers the possibility of becoming a residential home, a great project.

- Ground floor: you will find: an entrance to a dining room with a bar area (62m<sup>2</sup>), a fitted and equipped kitchen (26m<sup>2</sup>), a toilet with a washbasin, and a garage.

- Upstairs: a landing leading to two bedrooms (28m<sup>2</sup>, 25m<sup>2</sup>), one with a water point and the other with a bathroom, and a convertible attic with the possibility of creating apartments above the kitchens.

Convertible attic space above (31m<sup>2</sup>).

A 99m<sup>2</sup> fenced garden is just a few steps away.

A Class IV building license and catering equipment, including a bar, are included in the sale price if you wish to convert the ground floor into a business.



Living area (m2): 165 m2  
Land area: 99 m2  
Number of bedrooms: 2  
Number of rooms: 4  
Number of levels: 3  
Number of bathrooms: 1  
Heating system: Oil  
Heating type: Central  
Partial walls: 1  
Number of garages: 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.

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.



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For everything you need to know about French property visit [www.clefrance.co.uk](http://www.clefrance.co.uk)

## **Allgemein**

Schlafzimmer: 2  
Badezimmer: 1  
Grundstücksgröße: 100 m<sup>2</sup>

## **Versorgungsdetails**

Heizung: Ja

## **Mietbedingungen**

Verfügbar ab:

## **Kontaktinformation**

IMLIX ID: IX6.914.965

