



## Detached Countryside Longere with Landscaped Grounds



### Στοιχεία μεσίτη

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Experience since:	
Τύπος υπηρεσίας:	Selling a Property
Specialties:	
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### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	EUR 149,800

### Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Pays de la Loire
Πόλη:	Parigne-sur-Braye
Ταχυδρομικός κωδικός:	53100
Δημοσιεύθηκε:	06/05/2025
Περιγραφή:	

**REDUCED** in price - Nestled in the countryside and without neighbours, we offer for sale this beautiful farmhouse renovated in 1985 offering:

- Ground floor: an entrance to a fitted kitchen (28.03m<sup>2</sup>) with a ceiling height of almost 4m and mezzanine above, large living room with wood stove (53.59m<sup>2</sup>), a south-facing conservatory (11.9 m<sup>2</sup>), a bathroom with toilet (3.03m<sup>2</sup>), a cellar (13.64m<sup>2</sup>), a storeroom (8.92m<sup>2</sup>) and a large room that can be converted with an old fireplace and an attic above (39.46m<sup>2</sup>).

- Upstairs: landing leading to two bedrooms with solid parquet flooring (21.20m<sup>2</sup>, 10.75m<sup>2</sup>), a bathroom (3.71m<sup>2</sup>) and toilet.

Attached garage with attic above (19.29m<sup>2</sup>). Second wooden garage (53.64m<sup>2</sup>) with large doors measuring 2.79x2.72. Ideal for motorhome!

All on a plot of 1,523m<sup>2</sup> with trees and fenced with well.



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Boiler changed in 2023 and hot water tank changed in 2022.

Living area (m2): 122.50 m2

Land area: 1,523 m2

Number of bedroom(s): 2

Number of rooms: 4

Number of levels: 3

Number of bathrooms: 1

Number of shower rooms: 1

Type of kitchen: Fitted and Equipped

Heating method: Oil

Heating format: Central

Number of garages: 2

Cellar: Yes

Cellar surface (m2): 13.64

Year of construction: 1985

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)

Κατάσταση: Good

## Κοινά

Κρεβατοκάμαρες: 2  
Μπάνια: 2  
Μέγεθος αυλής: 1523 τ.μ

## Room details

Indoor Features: Fitted kitchen

## Utility details

Heating: Ναι

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX6.896.490

