



## Detached Country House with Garden



### Στοιχεία μεσίτη

Όνομα:	David Evans
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Χώρα:	United Kingdom
Experience since:	
Τύπος υπηρεσίας:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Languages:	English, French
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### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	EUR 128,280

### Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Pays de la Loire
Ταχυδρομικός κωδικός:	53120
Δημοσιεύθηκε:	24/07/2025

### Περιγραφή:

In a quiet location about 10km from Mayenne and 18km from Ernee, this detached house with a basement offers an entrance hall leading to a living room with a fitted and equipped kitchen (47.88m<sup>2</sup>), two bedrooms (13.18m<sup>2</sup>, 9.74m<sup>2</sup>), an office (8.70m<sup>2</sup>), a bathroom (5.93m<sup>2</sup>), and a toilet.

Full basement with a garage (53m<sup>2</sup>), a boiler room, and a room with a water point (16.86m<sup>2</sup>).

Land measuring approximately 1,686m<sup>2</sup>.

Work completed in 2022: Electric garage door, pellet boiler, exterior insulation, lower floor insulation, and attic insulation.

Living area (m<sup>2</sup>): 95.50 m<sup>2</sup>  
Land area: 1,686 m<sup>2</sup>  
Number of bedrooms: 2  
Number of rooms: 4  
Number of levels: 2  
Number of bathrooms: 1



Heating method: Pellet stove  
Heating type: Central  
Basement: Yes  
Number of garages: 1  
Facing: Southwest  
Year of construction: 1975

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.

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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: 1  
Μέγεθος αυλής: 1668 τ.μ

### Utility details

Heating: Ναί

### Lease terms

Date Available:

### Contact information

IMLIX ID: IX7.350.814

