



## Detached Country House with Direct Access to River



### Information de l'agent

Nom:	David Evans
Nom de compagnie:	Cle France Ltd
Pays:	Royaume-Uni
Expérience since:	
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Languages:	English, French
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### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 170,155.77

#### Location

Pays:	France
État/Région/Province:	Pays de la Loire
Indicatif régional:	53290
Soumis:	22/05/2025

#### Description:

**REDUCED** in price - Located in the heart of the countryside, in a protected environment on the banks of a river, this single-story house, perfectly suited to a peaceful lifestyle, will appeal to fishing enthusiasts as well as those seeking a rural retreat.

The house comprises a large, welcoming entrance hall, a 19 sq m fitted and equipped kitchen, a bright living/dining room, two bedrooms, a bathroom, a separate WC, a utility room, a lean-to, and an attic offering potential for further development.

Outside: A garden of approximately 1,000 sq m, perfect for al fresco dining, children's play, or a vegetable garden.

A double garage for your vehicles or equipment.

Direct access to the river, ideal for fishing enthusiasts or simply for enjoying the surrounding nature.

Additional features: Recent renovations including windows and doors, heating, and electrical wiring.



An exceptionally quiet and private setting.

Full of charm, ideal as a primary or secondary residence.

Agency fees including VAT payable by the buyer.

Apologies for the triangle overlay on the images, this particular agent is in a very competitive sector and wishes to protect their images from being copied. If you want to see clean images of this listing simply Make an Enquiry and we will respond.

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)



## Commun

Chambres: 2  
Salle de bains: 1  
Dimensions du lot: 1041 m<sup>2</sup>

## Utility details

Heating: Oui

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX6.925.318

