



## Former Dairy Farm Complex in 2.45 Hectares of Land



### Ügynök információ

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Cégnév:	Cle France Ltd
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Experience since:	
Szolgáltatás típusa:	Vásárlás vagy eladás
Specialties:	
Property Type:	Apartments, Houses
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### Hirdetés részletei

Ingatlan:	Eladó
Ár:	USD 322,285.45

### Elhelyezkedés

Ország:	France
Állam/Régió/Tartomány:	Pays de la Loire
Város:	Chailland
Irányítószám:	53420
Feladta:	2025. 03. 19.
Leírás:	

Former Dairy Farm Complex in 2.45 Hectares of Land, about 10km from Ernee and 25km from Laval, in the countryside with no neighbors, this renovated stone house offers:

- Ground floor: An entrance hall leading to a dining room (20.16m<sup>2</sup>), a living room (22.06m<sup>2</sup>), a fitted and equipped kitchen with skylights, an office (10.21m<sup>2</sup>), a large bedroom (20.53m<sup>2</sup>), a bathroom (5.56m<sup>2</sup>), a toilet, a laundry room (6.18m<sup>2</sup>), a cellar, and a boiler room with a new pellet boiler.

- Upstairs: A landing leads to four bedrooms (9.63m<sup>2</sup>, 10.59m<sup>2</sup>, 10.08m<sup>2</sup>, 9.71m<sup>2</sup>) and a shower room with toilet to be finished.

Another house with an extension barn for a total surface area of 120m<sup>2</sup>.

Several outbuildings: Shed, 87m<sup>2</sup> stone building that can be used as a garage, 69m<sup>2</sup> barn, approximately 250m<sup>2</sup> shed, 30m x 40m stable including a former dairy, a nursery, and a milking parlour.

All on a 2.45 hectares plot with unoccupied land.



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The house is connected to well water, but can be connected to the communal water system.

Living area (m2): 180 m2

Land area: 2.45 hectares

Number of bedrooms: 5

Number of rooms: 9

Number of levels: 2

Number of bathrooms: 1

Heating method: Pellet

Heating type: Central

Cellar: Yes

Facing: South

Wooded land: 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



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commission rates you would pay anyway, but you have the added benefit of a bi-lingual support team.

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## Gyakori

Hálósobák:	5
Fürdőszobák:	2
Telekméret:	24500 nm

## Utility details

Heating:	Yes
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## Lease terms

Date Available:

## Contact information

IMLIX ID:	IX6.742.215
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