



## Detached House with Landscaped Garden and Open View



### Ügynök információ

Név:	David Evans
Cégnév:	Cle France Ltd
Ország:	United Kingdom
Experience since:	
Szolgáltatás típusa:	Vásárlás vagy eladás
Specialties:	
Property Type:	Apartments, Houses
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Languages:	English, French
Weboldal:	<a href="https://clefrance.co.uk">https://clefrance.co.uk</a>

### Hirdetés részletei

Ingatlan:	Eladó
Ár:	USD 388,429.33

### Elhelyezkedés

Ország:	France
Állam/Régió/Tartomány:	Pays de la Loire
Város:	Bais
Irányítószám:	53160
Feladta:	2026. 04. 20.
Leírás:	

Detached House with Landscaped Garden comprises:

- Ground floor: a living room with a fireplace opening onto a fitted and equipped kitchen (52.12 m<sup>2</sup>), a bedroom (9.72 m<sup>2</sup>), and a shower room with a macerating toilet (4.66 m<sup>2</sup>).

- First floor: a landing (7.23 m<sup>2</sup>), a bedroom (8.85 m<sup>2</sup>) with an en-suite shower room (4.70 m<sup>2</sup>), three bedrooms (10.85 m<sup>2</sup>, 10.20 m<sup>2</sup>, and 9.77 m<sup>2</sup>), a toilet (0.81 m<sup>2</sup>), and another room with the potential to create a shower room.

This is a former dwelling with a living area of 55 m<sup>2</sup> and an attic of the same size (potential for conversion into additional living space).

Attached garage (31.30 m<sup>2</sup>). Woodshed with water pump (15.30 m<sup>2</sup>).

All this on a magnificent 8,900 m<sup>2</sup> plot, offering complete privacy in a peaceful and unspoiled setting.

Information on the risks to which this property is exposed is available on the Georisques website.



Living area (m2): 118 m2  
Land area: 8,900 m2  
Number of bedrooms: 4  
Number of rooms: 6  
Number of levels: 1  
Number of bathrooms: 2  
Kitchen: Open plan  
Heating system: Electric, Other  
Heating type: Radiator, Fireplace  
Heating system: Individual  
Number of parking spaces: 1

12 km from Evron - 18 km from Mayenne, located 12 km from the train station.

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)

## Gyakori

Hálósobák:	4
Fürdőszobák:	2
Telekméret:	8900 nm

## Utility details

Heating:	Yes
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## Lease terms

Date Available:

## Contact information

IMLIX ID: IX8.388.906

