



## 3 Bedroom Village House With Attached Private Garden, Paddock, Garage, Large Outbuildings, Well and Private Parking. Modern Kitchen Fitments In This Comfortable And Private Family Home

### Ügynök információ

Név:	ArKadia
Cégnév:	
Ország:	United Kingdom
Telefon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Hirdetés részletei

Ingatlan:	Eladó
Ár:	USD 201,283.13

### Elhelyezkedés

Ország:	France
Állam/Régió/Tartomány:	Pays de la Loire
Írányítószám:	53140
Feladta:	2026. 05. 15.
Leírás:	

**cj 832 Property offers : 108.405sqm of habitable living space**  
**Total Plot Size : 2950sqm (almost ¾ of an acre)**

- Electric connected
- Bottle gas only
- Water connected
- Working fireplace with inset log burner
- Double glazing
- Shutters



- Electric heating
- Telephone and Internet available for connection
- Garage
- Private Parking
- Garden with Well
- Mains drains
- Outbuildings

**Ground floor** : Entering via door to :

18sqm recently fitted kitchen (2018) with family dining area with tiled floor, double glazed window to front and former chimney now used as a cupboard. Floor and wall mounted cupboards with fitted gas hob with extractor over. Built in oven. Space for fridge freezer, plumbing for dishwasher. Electric panel radiator. Stair case to first floor.

33.5sqm L shaped lounge and formal dining area. Lounge with tiled floor, electric panel radiator and inset log burner. 3 double glazed windows to front.

Formal dining area with laminate floor, fully double glazed patio doors, built in cupboard and door to : 7.25sqm utility room with tiled floor, electric hot water tank, plumbing for washing machine. Storage. Separate cloak room.

**1st Floor** : Landing with wood flooring. From the landing

12.7sqm bedroom 1 with wood flooring, double glazed window and electric panel radiator.

15.8sqm bedroom 2 with wood flooring, 3 double glazed windows and electric panel radiator.

12sqm bedroom 3 with wood flooring and 3 double glazed windows.

4.4sqm shower room laminate flooring, large walk-in shower, hand wash basin in vanity unit, WC and electric towel.

18sqm second utility room accessed via door from front of property with tiled floor, plumbing and electric supply.

**Parking** : Private gated drive leading to ample hard standing parking and turning area.

**Garage** : c66sqm attached to the house with vehicle accessed from the road and pedestrian access from the garden.

Attic over offering plenty of storage space.

42sqm workshop with pedestrian access from road and garden. Both with electric supply.

**Garden** : Attached and fenced, the formal garden with patio and seating area and feature stone/granite mill complete with wheel. There is a well.



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Enclosed vegetable garden.

**Separate Outbuildings :** 35sqm workshop, wooden frame and clad in galvanised and wood. Earth floor and electric supply. c96sqm hangar suitable undercover parking for camping car or caravan. c40sqm workshop concrete floor.

**Barns :** 2 small stone outbuildings with concrete floor.

**Paddock :** c1500sqm fully fenced level paddock with vehicle access gate from garden

**Location :** In the village of Lignièrès-Orgères 53140, located in the department of Mayenne in the region of the Pays de la Loire. The village offers a hairdresser, Post Office, bakery and Mairie. There are two Churches and a primary school.

### **In the Proximity :**

6km Carrouges – historic town with famous Chateau (film the Last Duel). Small shops and services.

10km Pré-en-Pail-Saint-Samson that offers schools for all ages, full facilities and services and a Charity Shop, Helianthus

14km La Ferte Mace – major town with large leisure lake, indoor swimming pool, schools, hospital and services.

13km Ranes – pretty historic town.

19km Javron-les-Chapelles with excellent veterinary practices.

20km Bagnoles de l'Orne – Spa and Casino town with Chateau and outdoor sports facilities.

25km St Ceneri le Gerie – the famous village of the artists snuggled on the river Sarthe

26km Villaines-la-Juhel with indoor swimming pool, good range of small shops and services.

29km St Leonard des Bois – lots of outdoor activities including canoeing, rock climbing and trekking.

29km Lassay-les-Chateaux pretty town with super public gardens and Chateau.

30km Alençon county town of the department of Orne.

45km Mayenne county town of the department of Mayenne

### **Estimated Travel**

**Nearest rail link :** Equidistant Alençon or Sees 30km

**Le Shuttle :** Calais 384km

### **Ferry Ports**

98km Ouistreham Caen

155km St Malo

170km Le Havre

197km Cherbourg

230km Dieppe

347km Roscoff

393km Calais

### **Air ports:**

93km Caen

138km Rennes

186 km Tours



216km Orly Paris International airport  
219km Nantes International airport  
266km CDG International airport

Taxe foncière : 317€ pa

Energy efficiency : D 223 Consumption B 8 Emissions

Information concerning the possible natural and technological risks relating to the general area for the location for this property is available on the following website :

Please ask for further photographs for this property

**Furniture and effects, unless specified, throughout the property are not included.**

All habitable space and rooms sizes are approximate.

Plumbing and central heating systems have not been tested.

Prices listed are FAI, agency fee included. Notaire fee is additional and we can happily supply a 'global' figure, to include all fees on request.

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## Gyakori

Hálósobák:	3
Fürdőszobák:	1
Kész négyzetméter:	108.41 nm

## Building details

Number of Garages:	1
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## Lease terms

Date Available:

## További információ

Weboldal URL:	<a href="http://www.arkadia.com/PFYR-T205631/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM">http://www.arkadia.com/PFYR-T205631/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM</a>
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## Contact information

IMLIX ID:	1277-cj-832
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<https://www.imlix.com/hu/>

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