



## Chateau Style Detached House with Guest Gite



### Agent Info

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Specialties:	
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### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 195,333.07

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Pays de la Loire
Plaats:	Congrier
Postcode:	53800
Geplaatst:	02-09-2024

### Omschrijving:

Close to the Angers/Rennes axis, in a quiet setting in the charming town of Congrier, in the heart of the town and a stone's throw from amenities, come and discover this house with extraordinary potential.

It consists of a main living area and a Guest Gite area with independent access and its garden.

The main part offers you a fully fitted and equipped kitchen, a bright living room with an insert fireplace, a dining room, a shower room, a separate toilet, a laundry room, the upper floor gives you a mezzanine offering 3 magnificent bedrooms from 11 to 13m<sup>2</sup> and a large bathroom with toilet. The parquet flooring is new and of good quality.

The Guest Gite part or simply a fitted and comfortable place that can accommodate your family, friends or even your teenager, offers a living area of 43 m<sup>2</sup> composed of a living room, a fully fitted and equipped kitchen, a large walk-in shower and a beautiful bedroom of 14m<sup>2</sup>.

An adjoining outbuilding and a fully fenced and wooded garden of approximately 1000m<sup>2</sup> enhance this unique property.

A visit is essential.



## BENEFITS:

- The cottage part is renovated and can be the subject of additional income
- Large garden of 1000m<sup>2</sup> in the heart of the town
- Beautiful volumes
- Mains drainage.

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)

## Algemeen

Slaapkamers:	4
Badkamers:	3



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Lot Afmeting: 1000 m<sup>2</sup>

## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID: IX6.052.463

