



## Farm House and Farm Complex Outbuildings with Land



### Agent Info

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### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 313,811.24

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Pays de la Loire
Postcode:	53120
Geplaatst:	10-02-2026
Omschrijving:	Farmhouse with outbuildings and land

### Stone house comprising:

- Ground floor: a living room with open-plan kitchen and fireplace (47.51 m2), utility room (5.97 m2), hallway (1.74 m2), WC (1.28 m2), bathroom (8.4 m2), hallway (1.40 m2), and a bedroom (19.36 m2).

- Second section to be completed (work started): a room (with space for a kitchen) (16.49 m2), a hallway (4.72 m2), a utility room (19.61 m2), a room with the possibility of creating a bedroom (25 m2), and a suite with the potential for a dressing room and shower room (21.50 m2).

Covered area (21.12 m2).

- First floor: a mezzanine (13.31 m2), a landing (7.98 m2), two bedrooms (11.32 m2 and 11.79 m2). Two rooms (25.20 m2 and 26.40 m2) are currently unfinished, with the possibility of adding a bathroom.

The roof at the rear of the house is unfinished.

- OUTBUILDINGS:



Several storage buildings with timber frame construction: 144 m<sup>2</sup>, 60 m<sup>2</sup> (including two rooms totaling 17.2 m<sup>2</sup>), and 35 m<sup>2</sup>. A barn (300 m<sup>2</sup>), a stable building (60 m<sup>2</sup>) with a room (17.20 m<sup>2</sup>) and a covered area, a third building (35 m<sup>2</sup>), a boiler room in an outbuilding (24.20 m<sup>2</sup>), and another outbuilding (49 m<sup>2</sup>). A building with an old bread oven (15.84 m<sup>2</sup>) and a water pump. A former pigsty used as a garage (217 m<sup>2</sup>).

Agricultural land available nearby, totaling 5 hectares, 17 ares, and 12 centiares, including the farmhouse.

Spacious property, no close neighbors, land available as a pasture. (Sewage system needs replacing).

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

Living area (m<sup>2</sup>): 168.35 m<sup>2</sup>

Land area: 5.17 hectares of land

Number of bedrooms: 3

Number of rooms: 11

Number of floors: 1

Number of bathrooms: 1

Kitchen: Open plan

Heating system: Oil oil

Heating type: Radiator

Heating system: Central

Number of garages: 1

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.

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translation, opening a bank account and everything to do with French property sales.

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Conditie: Good

## Algemeen

Slaapkamers: 3  
Badkamers: 1  
Lot Afmeting: 51700 m<sup>2</sup>

## Utility details

Heating: Ja

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX8.167.182

