



## Detached Country House with Outbuilding



### Agent Info

Name:	David Evans
Company Name:	Cle France Ltd
Country:	United Kingdom
Experience since:	
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Phone:	+44 (1440) 820-358
Languages:	English, French
Website:	<a href="https://clefrance.co.uk">https://clefrance.co.uk</a>

### Listing details

Property for:	Sale
Price:	USD 245,677.3

### Location

Country:	France
State/Region/Province:	Pays de la Loire
City:	Ambrieres-les-Vallees
ZIP code:	53300
Posted:	Jul 24, 2025

### Description:

**REDUCED** in price - Detached House built of stone and roofed with natural slate containing:

- Ground floor: An entrance hall (6.56m<sup>2</sup>), a fitted and equipped kitchen (24.87m<sup>2</sup>) with an open fireplace and cupboard, a living room (30.35m<sup>2</sup>), a veranda with an open fireplace (25.67m<sup>2</sup>), a utility room (7.05m<sup>2</sup>), a hallway, a shower room (4.94m<sup>2</sup>) and a toilet (1.34m<sup>2</sup>).

Cellar (13.80 m<sup>2</sup>).

Underfloor heating on the ground floor.

- First floor: landing (4 m<sup>2</sup>), three bedrooms (9.73 m<sup>2</sup>, 10.55 m<sup>2</sup>, and 11.64 m<sup>2</sup>), an office (7.86 m<sup>2</sup>), a hallway (3.31 m<sup>2</sup>), a shower room (5.32 m<sup>2</sup>), two toilets (0.85 m<sup>2</sup> and 1.82 m<sup>2</sup>).

Garage (39.06 m<sup>2</sup>) with laundry room (11.73 m<sup>2</sup>).

Attic (50.88 m<sup>2</sup>).



Wooden outbuilding, shed.

Non-compliant drainage system.

Land with a surface area of 9,420 m2.

Living area (m2): 150 m2

Land area: 9,420 m2

Number of bedrooms: 3

Number of rooms: 7

Number of levels: 1

Number of bathrooms: 2

Kitchen: Separate and equipped

Heating method: Electric, Electric

Heating type: Underfloor, central heating boiler

Heating system: Individual, Central

Number of garages: 1

Number of parking spaces: 1

Year of construction: 1974

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)

Condition: Good

### **Common**

Bedrooms: 3  
Bathrooms: 2  
Lot Size: 9420 sq m

### **Utility details**

Heating: Yes

### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID: IX7.350.915

