



## Detached Country House with Outbuilding



### Информация об агенте

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### Детали объявления

Недвижимость:	На продажу
Цена:	USD 246,432.5

### Местоположение

Страна:	Франция
Область:	Земли Луары
Город:	Ambrieres-les-Vallees
Почтовый индекс:	53300
Добавлено:	24.07.2025

#### Описание:

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.

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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.

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Состояние: Good

## Общие

Спальни: 3  
Ванные комнаты: 2  
Площадь участка: 9420 кв м

## Utility details

Heating: да

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX7.350.915

