



## Detached Country House with Outbuilding



### Emlakçı Bilgisi

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Experience since:	
Hizmet tipi:	Selling a Property
Specialties:	
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### İlan Detayları

İçin mülk:	Satılık
Fiyat:	USD 245,694.28

### Konum

Ülke:	France
Eyalet/Bölge/ Şehir:	Pays de la Loire
Şehir/İlçe:	Ambrieres-les-Vallees
Posta kodu:	53300
Yayınlandı:	24.07.2025
Açıklama:	

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 bolier

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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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.

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Durum: Good

## Genel Bilgiler

Yatak odası: 3  
Banyo: 2  
Arazi Büyüklüğü: 9420 m2

## Utility details

Heating: Evet

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX7.350.915

