



REDUCED. 3 bedroom country house with kitchen/ diner, living room, garage, big barn which could convert, 3680m² land

Attractive house in the Mayenne countryside, giving peace and quite yet close to all amenities. The house has been renovated to a high standard and the large barn could be developed into a gite. The two car garage is in good condition. Oil central heating.

Town: Livre la Touche
Dept: Mayenne
Plot size (m2): 3680
Habitable (m2): 150
Bedrooms: 3
Bathrooms: 2
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€ 235 400

The house at a glance.

3 bedrooms 15m², 11.5m², 12m² mezzanine bedroom, 12m². Living room 35m², kitchen/ diner 23m² conservatory 20m². Shower room 5.5m², bathroom 5.m². laundry area 3.5m² oil central heating. Mains water and electric, septic tank, broad band phone line.

Outbuildings and land at a glance. Three sheds approx 7m² each, large barn, room 1, 52m² room 2, 36m², upper floor 90m². Garage for 2 cars + lawn mower, trailer etc. Pond and well.

The access onto the property is through the electric gates and along a gravel drive, passing the level lawns on both sides.

Enter the property through the front door and into the living room, which has a log burner, a window overlooking the front - garden. At the rear of the sitting room are stairs to the upper floor. On the right is the kitchen / dining room, with fitted units, dishwasher, gas hob, electric oven and extractor fan, single sink and window overlooking the front. A roller shutter acts as the doorway to the conservatory which has large double doors to the outside. At the far end of the kitchen is a door to the rear lobby and laundry area which has a sink and plumbing for a washing machine. Next to this is a shower . . .



Grand Ouest

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