



## Renovated, semi-detached 3 bedroom country house with 4 bedroom gite, garage, central heating and 4500m<sup>2</sup> of land.

Amazing value, semi detached, property in the Mayenne, pays de la Loire, France, with a good income potential, and ready to move into. The property has many original features with a modern touch giving the best of both worlds. The property is ideal as either a main residence or a second home whilst giving . . .

The main property consists of.

Large living room / dining room. 32M<sup>2</sup>. Fitted kitchen 12.5m<sup>2</sup> (with second entrance door). Ground floor bathroom (approx) 6m<sup>2</sup>, 1st floor; bedroom 1, 10m<sup>2</sup>, en-suite 5.5m<sup>2</sup>, bedroom 2, 9.5m<sup>2</sup>, bedroom 3, 23m<sup>2</sup>. Oil central heating. garage

The gite consists of.

Large living room /dining room, 34m<sup>2</sup>, separate WC, 2m<sup>2</sup>, Fitted kitchen 6.5m<sup>2</sup>, ground floor bedroom 1, 10m<sup>2</sup>, 1st floor mezzanine area, 12m<sup>2</sup>, bedroom 2, 11.5<sup>2</sup>, bedroom 3, 13m<sup>2</sup> bedroom 4, 9.5m<sup>2</sup>. Log burner.

General

Pigsty's which are in good order and could be converted into play rooms, workshop or further accommodation, newly installed septic tank, mains water and electric. New roof, tarmac driveway, broadband possible, 4500m<sup>2</sup> of land.

Set a couple of kilometres from the nearest town this property enjoys plenty of peace and quite yet with neighbours. Set back from the road and accessed via a tarmac driveway. A turning area is located at the end of the driveway or the garage is available for parking.

The house been cleverly divided into two properties using the garage as a separator between them so allowing for no noise transfer between the two properties.

Starting with the main house. . . .

**Town:** LAUBRIERES  
**Dept:** Mayenne  
**Plot size (m2):** 4500  
**Habitable (m2):** 330  
**Bedrooms:** 7  
**Bathrooms:** 4  
**Agent:** Paul Goodman

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## Grand Ouest

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