



€ 196.100	5.000m <sup>2</sup>
M <sup>2</sup> 62m <sup>2</sup>	1 WC
2 chambres	3 pièces
1 salle d'eau	VIERGE



## 2 Bed Cottage + Farmhouse for sale in Loire Valley,

53500, Montenay, Mayenne, Pays De La Loire

# €196,100

Ref: 356

\* Available \* 2 Beds \* 1 Bath \* 62m2

Potential gite complex. This delightful property offers a renovated 2-bedroom cottage and original farmhouse requiring complete renovation, the former bread oven and surrounding land of just over an acre.

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**French Entrée** 

## Property Description

The property sits above and overlooking the village fishing lake and is only 600m from the village centre. There is also the possibility of purchasing a barn to convert with 0.5 acres which is attached to the property - as well as extra woodland and farmland.

The property is approached by a quiet lane which ends at the property.

All of the buildings are of traditional stone construction with slate roofs, apart from the former bake house which has a galvanised metal roof.

The cottage provides 62m<sup>2</sup> of habitable surface and has been renovated to a high standard. It boasts a sitting room with wood burning stove opening onto the kitchen, two bedrooms and a shower room with WC. The attic above is ripe for conversion into further accommodation subject to the relevant authorisation. The original south-facing farmhouse requires complete renovation, other than the slate roof, which is in good condition, and offers 103m<sup>2</sup> floor space on the ground floor. Architects plans are already in place for conversion into two 3-bedroom houses. The cottage offers mains water, electricity and broadband internet - soon to be upgraded to fibre optic. The septic tank system will need to be renewed.

This is a fantastic opportunity to purchase a property with huge potential for a business opportunity of holiday cottages or bed and breakfast. There is also the possibility to purchase a significant amount of woodland - around 46 acres as well as farmland that is rented by a local farmer.

