



Detached house for sale in the Mayenne area of the Loire Valley,

€68,500

53300, Mayenne, Pays De La Loire

Ref: SIF-001389

* Available * 4 Beds * 1 Bath * 120m2

Detached house for sale in the Mayenne area of the Loire Valley The property has recently had the first floor accommodation created to create 3 bedrooms, one with en-suite shower room and dressing area and a study and family bathroom. Further finishing work is required. Downstairs there is a fully fitted kitchen, ground floor bedroom, [...]

Property Description

Detached house for sale in the Mayenne area of the Loire Valley

The property has recently had the first floor accommodation created to create 3 bedrooms, one with en-suite shower room and dressing area and a study and family bathroom. Further finishing work is required. Downstairs there is a fully fitted kitchen, ground floor bedroom, utility room and lounge. There is plenty of storage in the insulated basement. Viewing is recommended for this competitively priced property.

The property is in the Mayenne department of the Loire Valley region of France, within close proximity of Ambrières-Les-Vallées, 10 minutes, and Gorron, 10 minutes, with Mayenne and Laval 15 minutes away. In addition to the pretty town of Mayenne, you are close to the border with Normandy (12km) and further afield the UNESCO heritage site of Mont St. Michel with its large beaches (81km). The spa centre, Bagnoles de l'Orne offers sporting activities, lake, pavement cafés and casino (40km). One and a half hours south of Caen for the ferry port at Ouistreham and one and a half hours south east of Dinard airport assures easy access from the UK.

THE ACCOMMODATION COMPRISES :

On the ground floor -

External steps to front door to:

Lounge 5.21 x 3.50m Wood flooring. Window to front elevation. Fireplace with wood-burner. Telephone socket. Convector heater.

Inner Hall Tiled floor. Door to stairs to basement.

Kitchen 3.84 x 3.03m Window to front elevation. Convector heater. Fitted kitchen with range of matching base and wall units. Sinks with mixer tap. Recess for microwave. Display shelves. Island unit incorporating wine rack. Built-in oven. 3 ring Brandt electric hob. Space for American style fridge/freezer. Worktops and tiled splash-backs.

Bedroom 1 3.14 x 3.07m Window to west elevation. Wood flooring. Convector heater.

Cloakroom 2 obscure glazed windows to east elevation. Tiled floor. WC. Convector heater. Hand basin. Space asnd plumbing for washing machine.

Utility Room 3.29 x 2.62m Window to east elevation. Tiled floor. Sinks with mixer tap. Built-in cupboard with sliding door to one wall.

Second Entrance Partly glazed door to east elevation. Tiled floor. Stairs to first floor.

On the First Floor -

Landing Wood flooring. Cupboard.

Bedroom 2 3.42 x 2.60m Window to front elevation. Wood flooring. Convector heater. Telephone socket.

Study 2.78 x 2.40m Window to front elevation. Wood flooring.

Bedroom 3 4.40 x 2.67m Window to front elevation. Wood flooring. Doorway to:

En-Suite Shower Room 3.38 x 2.67m Corner shower with jets. Vanity unit. WC. Bidet. Heated electric towel rail. Dressing area.

Family Bathroom 2.80 x 1.85m Window to rear elevation. Bath. Vanity unit. WC. Heated electric towel rail. Sloping ceiling. Wood flooring.

Room 2.37 x 1.85m Sloping ceiling. Wood flooring. (No window).

In the Basement -

Door to east elevation. Fully insulated basement. Sink. Hot water cylinder. Electrics.

OUTSIDE :

A wrought iron gate leads to partly walled gravel parking and turning area.

The garden to the side of the property is laid to lawn and pear trees.

SERVICES:

Mains water, telephone and electricity. Drainage is to a septic tank. Electric heating and woodburner. Broadband internet connection.

FINANCIAL DETAILS :

Taxes Foncières : 531€ per annum

Taxe d'habitation : € per annum

Asking price : 81,000€ including Agency fees of 6,000€. In addition the buyer will have to pay the Notaire's fee of 7,100€.

Please note : All room sizes are approximate. We have made every effort to ensure that the details and photographs of this property are accurate and in no way misleading. However this information does not form part of a contract and no warranties are given or implied.

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Gallery

