

Stunningly renovated village house with 2 bedrooms on the edge of the village of Athée near Craon.



## INFORMATION

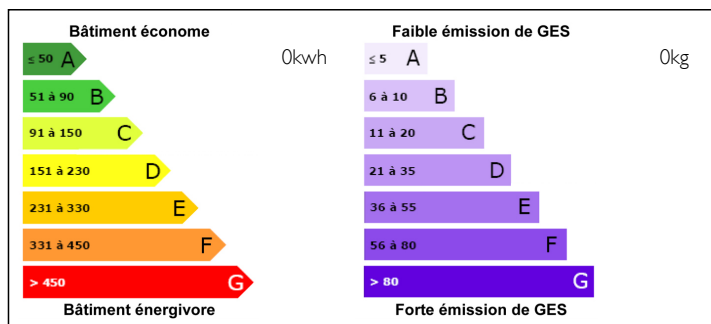
Town:	Athée
Department:	Mayenne
Bed:	2
Bath:	2
Floor:	145 m2
Plot Size:	1315 m2

## IN BRIEF

Stunningly renovated village house with 2 bedrooms on the edge of the village of Athée near Craon, within walking distance of the village shops, around 30 mins from Laval. 1300m<sup>2</sup> of land It is an unusual cottage on three levels, with large open plan living spaces, two ensuite bedrooms and mezzanine. Log fires and electric heaters. Mains drainage. Ready to move into. No works expected. The addition of extra bedrooms is not possible.



## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## LOCAL TAXES

Taxe foncière: **433 EUR**

## NOTES

## DESCRIPTION

The entrance to the property at the front of the house is up through a gravel pathway. A set of steps lead to the patio and upper garden whilst ahead leads to the main entrance of the property.

Built into the surrounding bedrock with the rooms split across three levels. Throughout the house there are beautifully re-pointed internal stone walls, stunning original timbers and so much in the way of natural light and vaulted ceilings.

The main entrance is actually on the first floor, a beautiful open plan living room/dining room and a fully fitted kitchen. Over the kitchen area are the original ceiling timbers whilst over the large dining area is the open ceiling to the second floor. To the far side of the dining area is a beautifully re-pointed stone wall with niches, fireplace with wood burner.

### Overview

Entrance/ living room/ fitted kitchen; (~50m<sup>2</sup>) stairs to upper and lower floors separate WC. Log fire, open to upper ceiling and mezzanine.

Upper floor. Living room (~25m<sup>2</sup>) Door to patio and garden, log fire. colombage style walls, mezzanine.

Lower floor. Corridor with windows and door to rear (ground level) 2 ensuite bedrooms, (~14m<sup>2</sup>) 1st with glazed sliding doors (and curtains) Bathroom with WC, basin and bath with shower above. 2nd with large shower, WC and basin.

Modern electric heaters throughout.

Upper garden. Secluded Patio (~20) with flagstones and low retaining wall with steps leading to a slightly higher level mainly to lawn. A large...