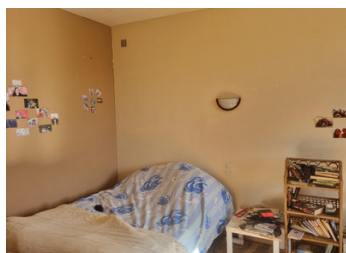
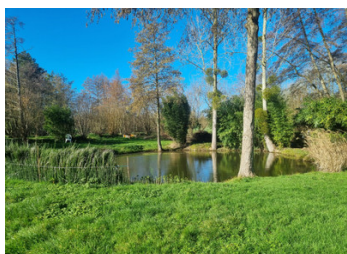


Well presented family home with three bedrooms in Saint Martin du Limet with large garden.



INFORMATION

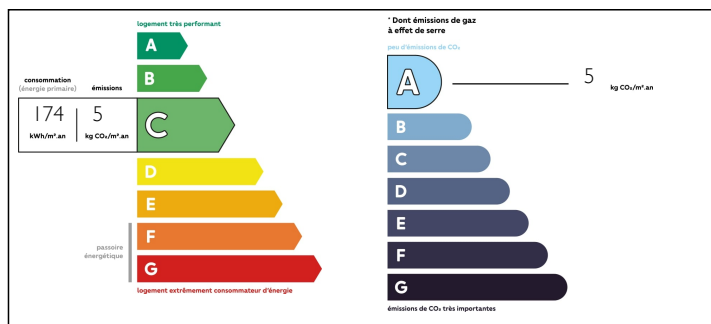
Town:	Saint-Martin-du-Limet
Department:	Mayenne
Bed:	3
Bath:	1
Floor:	136 m2
Plot Size:	1652 m2



IN BRIEF

Well presented family home with three bedrooms in excellent condition situated between Craon and Pouancé with large garden that includes a good sized garden pond.

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.



DESCRIPTION

Beautifully presented family home with the opportunity to extend the accommodation into the loft. Currently the property is comprised of:

On the Ground floor

- + Entrance hall
- + Dining Room with tiled floors
- + Fitted kitchen with plenty of storage and worktop spaces. The kitchen space is well integrated into the dining room space with a semi-open/inclusive feel to the life-flow.
- + Lounge- is a fabulous family space of approx 28m². Door from the rear of the lounge leads to:
 - + Bedroom of approx 8.5m² situated at the rear of the house.
 - + Bathroom and WC and storage area.

Upstairs

- + Landing
- + Bedroom of approx 34m² with dressing - this is an enormous space with double glazed windows and good insulation. The dressing room makes an ideal location for an ensuite and the transformation of this room into a luxury parental suite.
- + Bedroom 2 of approx 28m² - again a large bedroom that would even be sub-divided to provide for two bedrooms for example.
- + Stairs up from the landing lead to the large loft area that could provide for additional living spaces.

The property has been very well decorated internally and externally with no immediate works to be considered. The house is fully double-glazed and insulated and is equipped with an air-source heating system with radiators throughout the house. The property connected to mains drainage. The property is also connected to the fibre-optic network.

Also include (accessible internally) and externally are three large cellar areas currently...

LOCAL TAXES

Taxe foncière: 520 EUR

NOTES