

## Fully Renovated Stone cottage



## INFORMATION

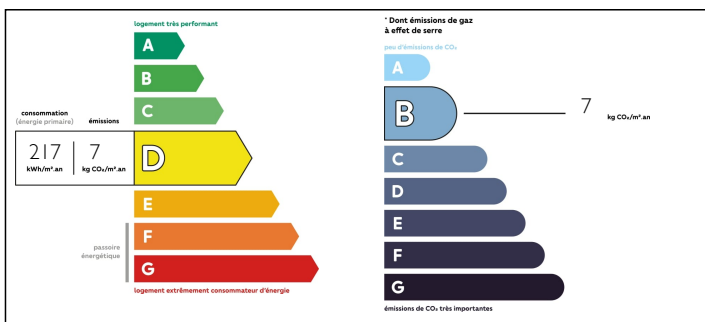
Town:	Mayenne
Department:	Mayenne
Bed:	4
Bath:	3
Floor:	143 m2
Plot Size:	1102 m2

## IN BRIEF

Stone house, double glazed and completely renovated with taste. On the ground floor there is a large entrance hall, a living room with wood burner, a dining room and a fitted and equipped kitchen and WC. On the first floor there are 3 bedrooms, 2 bathrooms with shower, bath and toilet and a study. One of the bedrooms and bathrooms has an independent staircase. The house has a plot of 1102m2. Next to the house there is a garage.



## 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

This property is located in the heart of the Mayenne countryside, just 10 minute's drive to the town of Mayenne itself, which offers shops a hospital and all amenities you could need. Laval is 30 minutes drive which has a TGV station where you can take a train to Paris in as little as one hour fifteen minutes. It is around two hours' drive to the ports.

The house is renovated to a very high standard and the grounds just left to grass at the moment for easy up keep. The house would be suitable as either a main residence or a holiday home.

It is a three / four bedroom property the fourth bedroom is quite small and may serve better as a study. The owners have their own staircase to the master bedroom and bathroom. All the other bedrooms are accessed via a separate staircase at the opposite end of the house.

## NOTES

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>