

Nice market-town house in Château-Gontier, Dynamic an touristic town of la Mayenne.



INFORMATION

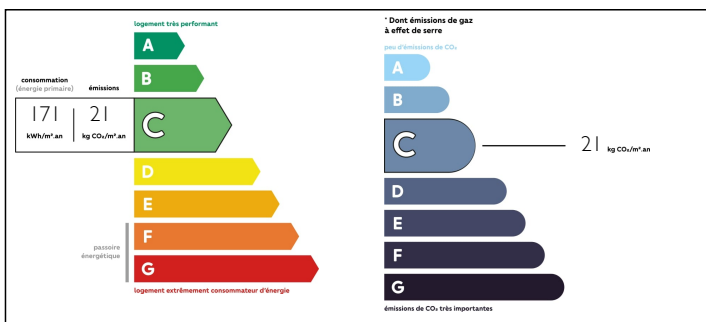
Town:	Château-Gontier-sur-Mayen
Department:	Mayenne
Bed:	3
Bath:	1
Floor:	115 m ²
Plot Size:	582 m ²

IN BRIEF

Nice market-town house of 115 m² renovated in 2010. The ground floor consists of an entrance, a 40 m² main living area, including a kitchen. This room is luminous and has a wooden stove. The ground floor also has a laundry room and a half-bath. An extra room could be added on the ground floor by converting the workshop. The first floor has 3 bedrooms, one of which is a mezzanine that can be closed by a wall. A bathroom and a half-bath. The house is well insulated, gas heating, electric boiler, main drainage. There is a cellar, a wooden deck, a garden with a well and a second unattached garden. The house and the gardens are on total 582 m².



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

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LOCAL TAXES

Taxe foncière: **654 EUR**

GROUND FLOOR

Entrance : 13 m²

Main room : 45 m²

Boiler room : 12 m²

FIRST FLOOR

Bedroom 1 : 11 m²

Bedroom 2 : 10m²

Bedroom 3 mez : 12 m²

Shower room : 4,5 m²

Corridor : 7 m²

workshop : 13 m²

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

NOTES