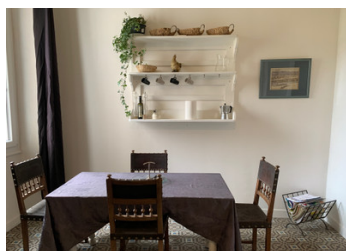
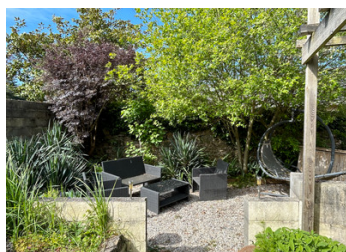


Beautiful spacious town house, tastefully renovated, maintaining many original features



INFORMATION

Town:	Vaiges
Department:	Mayenne
Bed:	4
Bath:	2
Floor:	176 m2
Plot Size:	629 m2



IN BRIEF

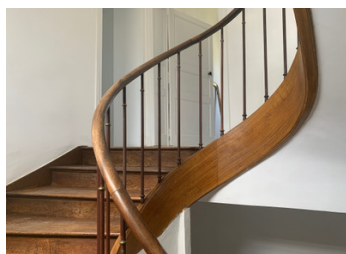
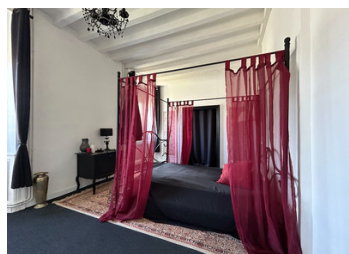
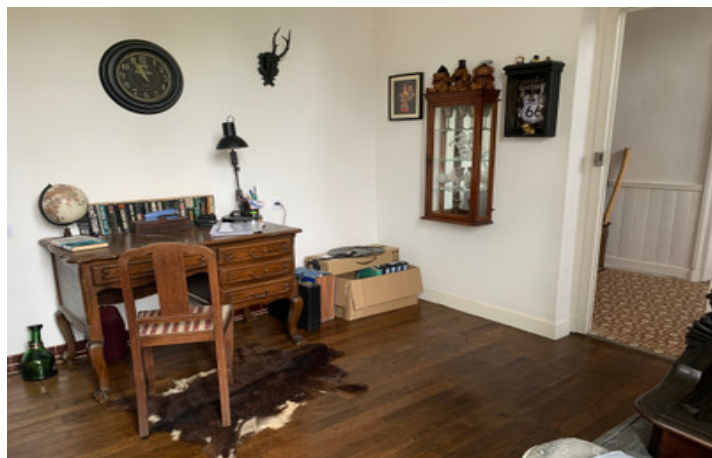
If you're looking for a traditional French town house then this historic property should be on your wish list. Centrally located in a small town, the property offers lots of potential as a family home, holiday home or possible B&B. Recently updated, there is still plenty of opportunity to personalise the interior with further scope to extend the accommodation upstairs if required. The present owner has completed the renovations sympathetically, retaining many of the period features. The house has recently been rewired and there is double glazing in all the main rooms. A wood burner in the dining room provides adequate heating for the present owner but there are radiators throughout the house so a full central heating system would be easy to install.

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 lovely town house has been tastefully restored by the present owner to provide comfortable living space on two floors with an additional floor above that could be converted if required. Downstairs there is an entrance hall, a fully fitted kitchen, bathroom with WC, dining room, living room and study/bedroom. A splendid, original curved wooden staircase leads to a landing and 4 good sized bedrooms and a bathroom with WC. Outside, a door from the kitchen leads to a charming walled garden with a side room housing the electrics, a BBQ area and a further lawn where the present owner has created a well stocked vegetable patch. The house is set back from the road and a large hedge and original gates protect its privacy. All the local amenities are within easy walking distance and include a small supermarket, a butcher, boulangerie, bank, library, vet and DIY store. The house is situated 2 hours south of the Normandy coast providing easy access to the UK and 3 hours west of Paris. There are good rail links to Paris via Le Mans and the international airports of Tours, Nantes and Rennes are all within 1.5 hours drive.

NOTES

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