

Charming house with garden, situated in a quiet hamlet near Chevaigné-du-Maine.



## INFORMATION

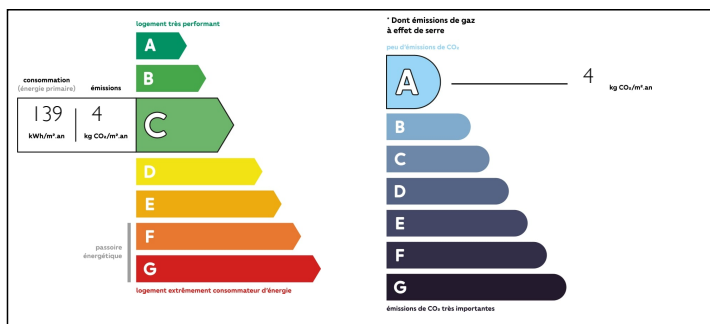
Town:	Chevaigné-du-Maine
Department:	Mayenne
Bed:	5
Bath:	1
Floor:	133 m2
Plot Size:	972 m2



## IN BRIEF

Enjoy the peace and quiet of the countryside in this pretty restored house, situated on the heights of a hamlet in the north of the Mayenne department, around ten kilometres from Javron-les-chapelles (on the Paris-Laval main road), where you will find schools and shops. This makes it an ideal base from which to discover the treasures of the Mayenne and neighbouring departments, including the tourist town of Lassay-les-Châteaux, the pretty village of Ambrières-les-Vallées, the spa town of Bagnoles de l'Orne, in the heart of the Andaines national forest, and the Alpes Mancelles. Ferries 1h30 away.

## 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

Once past the entrance, a spacious living room with an open-plan kitchen invites you to relax by the fire, with its breathtaking views over the surrounding countryside and its recently installed wood-burning stove.

On the other side of the entrance hall is a bedroom, a lovely bathroom with shower and corner bath, a toilet and a corridor leading to the adjoining garage. The staircase to the first floor leads to a landing with four bedrooms (two with fitted wardrobes), a study, a shower room and a toilet.

An outside staircase leads to the attic above the garage. The garden to the side and front of the house includes a second garage.

The house benefits from good energy efficiency thanks to the double-glazed windows, the existing crawl space and, above all, the installation of a double-flow ventilation system that distributes the heat generated by the wood-burning stove. In addition, there are electric radiators in every room. An electric hot water tank in the adjoining garage supplies the house with hot water. The septic tank is compliant. The roof structure and roofing are in excellent condition.

This property is a must-see!

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

## NOTES