

Attractive 4/5 bed country property with outbuilding and established garden only 2km from Gorron.



INFORMATION

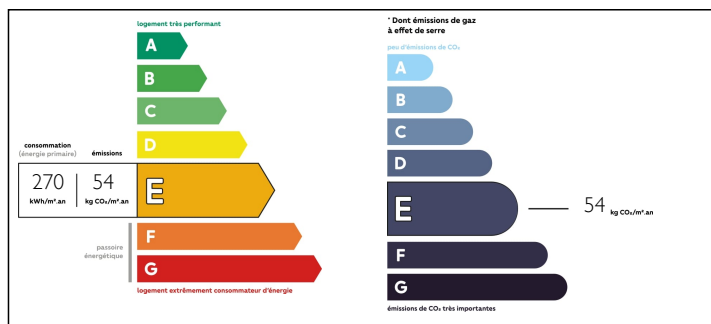
Town:	Hercé
Department:	Mayenne
Bed:	4
Bath:	2
Floor:	182 m2
Plot Size:	1900 m2

IN BRIEF

This lovely granite home offers plenty of space and character along with many original features and is in the ideal location being set in the lovely Mayenne countryside at the end of a tiny lane but minutes from a bustling market town. 4 good size double bedrooms with a possible 5th bedroom downstairs that is currently used as a games room but is located next to a shower room and wc. Hand built oak kitchen and staircase along with beams and original fireplace are just some of the features it has to offer. Lovely garden with 2 outbuildings and plenty of parking. Viewing highly recommended.



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

Entering into the kitchen there are fitted hand made units in oak and plenty of work surfaces along with a dining area situated near the be spoke oak staircase. The sitting room with traditional tiled flooring has a central fireplace with wood burning stove, a second dining area and access to both the front and back of the property. There is a games room that would make an excellent downstairs double bedroom if required and is situated next to a shower room and WC. A handy utility room and a storage room are all on this floor. Upstairs and off the open landing are 4 good size bedrooms (all with space for wardrobes etc) and a family bathroom with free standing shower, bath double hand basin and WC. There is a further WC on this floor. Outside there is a private driveway with parking space for numerous vehicles, an attached hangar barn that could also be used as garage and separate stone building used to store garden tools etc. The garden is a delight with established trees and shrubs along with an expanse of lawn all looking over the pretty countryside. Approx 2 km from the market town of Gorrion with numerous bars restaurants, supermarket, banks, health facilities, public pool etc. 1 hour to the coast and 1 hr 40 mins to the nearest ferry port to the UK. This property is ideal as either a permanent residence or holiday home.

Information about risks...

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