

Investment opportunity for this 2 bedroom house situated in the popular market town of Gorrion.



## INFORMATION

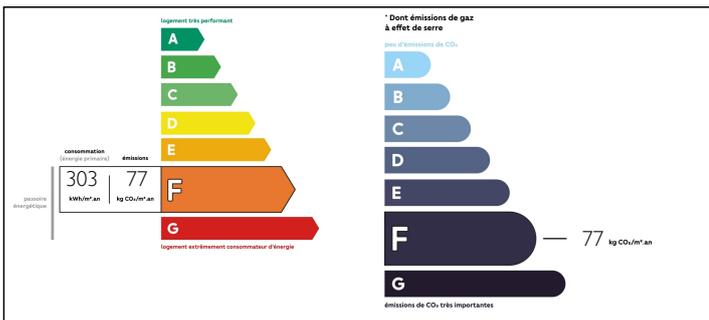
Town:	Gorrion
Department:	Mayenne
Bed:	2
Bath:	1
Floor:	85 m2
Plot Size:	10 m2

## IN BRIEF

This 2 bed property offers good space and is situated walking distance to all amenities including bars and restaurants. Some updating required but offering a great opportunity for investors along side people looking for either a main residence or holiday home.



## 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

You enter into a spacious hallway that could be used as an office space or formal dining room. A door leads you to a small private courtyard with an outside wc. You enter into the living room with kitchen area. The kitchen does require some updating, but has existing storage cupboards and work surfaces. There is door from the kitchen leading to a back entrance where there is a back gate also leading to the house. The living room is spacious and has a central fireplace. To the first floor there are 2 double bedrooms, a shower room, wc and a room ideal as a utility area. the oak staircase takes you to the second floor into the attic area which is ideal for storage or could be converted into a third bedroom. The property also comes with a cellar. Double glazed, plenty of free off street parking and recent work done on the roof.

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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