

Pretty 2 bed cottage with separate gite and numerous outbuildings set in over a hectare of land.

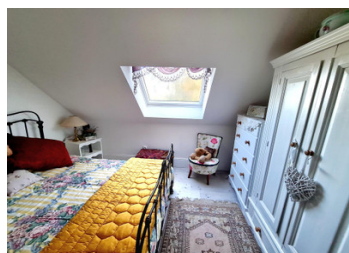
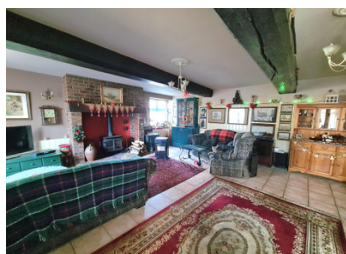


## INFORMATION

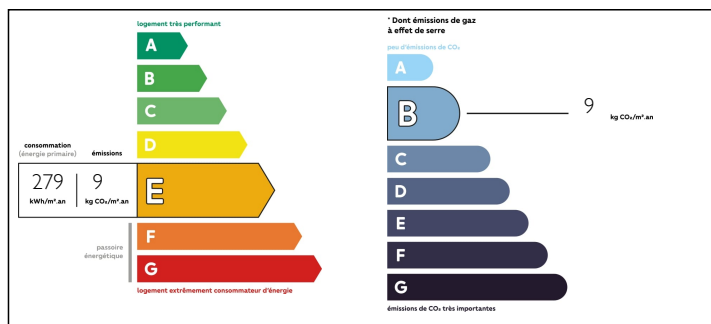
Town:	Juvigné
Department:	Mayenne
Bed:	3
Bath:	3
Floor:	120 m2
Plot Size:	10900 m2

## IN BRIEF

OFFER ACCEPTED | Lots to offer with this property and its gite, outbuildings and land. full of character with large spacious rooms along with a pretty furnished gite, superb outbuildings that include workshop, garage, hangar, wood shed and more. Set in over a hectare of land that includes numerous fruit trees, 3 large natural ponds, garden area, terrace and grassed areas. Minutes from the pretty village of Juvigné and 9 minutes to Ernée.



## 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

### Main House

You enter into a large kitchen diner with central fireplace, this leads in to a lounge diner that is approx 40m<sup>2</sup>. Plenty of space for furniture which can be centred around the fireplace with its attractive woodburning stove. There is a downstairs bathroom with WC and a large room that could be converted into a third bedroom also on the ground floor. To the first floor there is a master bedroom that is spacious enough to turn into 2 bedrooms if desired. The upstairs shower room with wc sits next to a further bedroom that fits a double bed.

### Gite

Until recently this has been rented out and consists of an open living kitchen area downstairs with a large family bedroom and bathroom with wc to the first floor. This property is totally separate from the main house.

### Outbuildings

Garage, workshop, games room, pergola, 2 hangars and 2 storage buildings. All are in really good condition and offer many possibilities.

Everything sits on 1.1 hectares of land that includes fruit trees lawn 3 natural ponds and garden. Ideal for anyone who would like to keep livestock or become self sufficient

Minutes from amenities and 9 minutes from Ernée

Viewing highly recommended.

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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