

Delightful 3 bedroom house and garden in village of St Aignan sur Roe close to all amenities.



INFORMATION

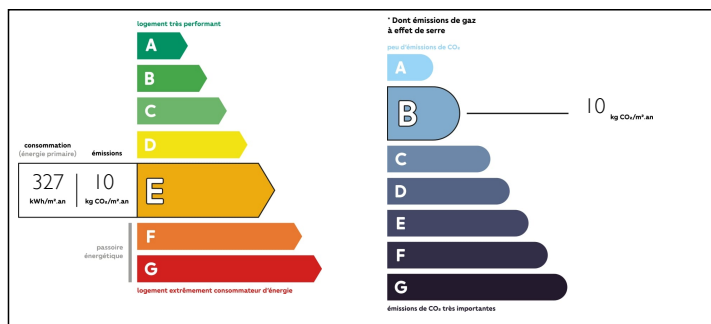
Town:	Saint-Aignan-sur-Roë
Department:	Mayenne
Bed:	3
Bath:	1
Floor:	82 m2
Plot Size:	938 m2

IN BRIEF

House with three bedrooms in excellent condition situated in a quiet cul-de-sac within walking distance of the centre of the village of St Aignan-sur-Roe. Includes an easy to manage garden with a small brook running through and view of the countryside. Perfect as a permanent residence or a lock up and leave 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

Beautifully presented house situated in a quiet cul-sac within minutes of the amenities in the centre of the village of St Aignan-sur-Roe comprising:

- + open plan living room/dining room of approx 40m²
- + fitted kitchen and dining room of approx 20m²
- + Bedroom 1 facing the front of the house of approx 14m²
- + Bedroom 2 overlooking the back garden of approx 11m²
- + Shower room and WC

The basement can be accessed internally via a set of stairs or externally from the rear. Currently this comprises :

- + Large garage/workshop with utility area for washing machine/freezers etc
- + Kitchen area
- + Bedroom/office of approx 16m²
- + WC

The house benefits from a connection to the commune's mains drainage. A fibre-optic connection to the internet is available. The property is available in its current fully furnished state.

To the rear of the property is a garage/workshop and separate garden shed. the garden itself is mainly to lawn with mature trees and bushes and raised beds for vegetables. At the bottom of the garden is a small brook and beyond that views of the countryside.

The centre of the village is a couple of minutes walking distance with a small supermarket, bakers, bar and restaurant. The larger towns of La Guerche de Bretagne and Craon are both just 15 minutes away by car.

Information about risks to which this property is exposed is available on the G  orisques website :

NOTES