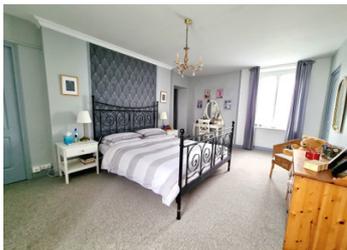


Beautifully presented 2 bedroom, 2 bathroom village property with garage, off street parking and garden.



INFORMATION

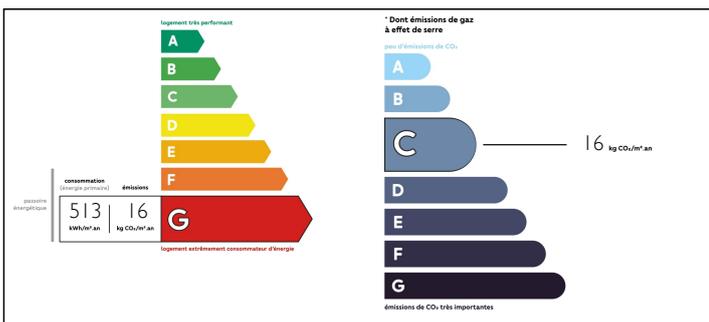
Town:	Désertines
Department:	Mayenne
Bed:	2
Bath:	2
Floor:	93 m2
Plot Size:	300 m2



IN BRIEF

Lovely village property that has been beautifully presented and ideal as either a main residence or the perfect lock up and leave. It comes with a large garage that could be ideal to store 2 cars along with workshop area, off street parking and a lawned garden. Walking distance to a bread stop and a local bar. 8km from a large market town.

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 the living room (29m²), this has open stone walls, central fireplace, oak floorboards and built in cupboard for coats and outdoor shoes. The kitchen diner (20m²) is light and bright and consists of modern units with plenty of storage and work surface. There is direct access outside to the back garden. There is a downstairs WC and larder cupboard. The original oak staircase leads you to the first floor where you will find the master bedroom (18.5m²). A lovely bright room with dual aspect windows. The master ensuite (3.8m²) consists of a bath, wash basin and wc. There are two dressing rooms (6m² and 2.9m²). Both perfect for his and hers storage. To the second floor is a second bedroom (10m²). This room also has its own ensuite bathroom consisting of bath with overhead shower, wash basin and wc. Outside there is off street parking, an enclosed garden, terrace and entry to the spacious earth floor cellar. The garage has space for 2 cars and has a workshop area. Walking distance to a local bar and bread stop but minutes to a bustling market town. 1 hour to the coast and 1 hr 40 mins to the nearest ferry port.

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

NOTES