

2 detached country cottages with large garden, in a small hamlet.



INFORMATION

Town:	LA SELLE CRAONNAISE
Department:	Mayenne
Bed:	3
Bath:	1
Floor:	86 m2
Plot Size:	1758 m2

IN BRIEF

A great opportunity to purchase, not only one country cottage, but two! The first being 3 bedroomed and habitable, the other being a total renovation project, perfect if you wish to make a gite for extra income or more accommodation for family and friends to stay.



ENERGY - DPE

DPE in progress.

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

The main house is surprisingly spacious inside. A fitted kitchen (13m²) with wood beams and beautiful slate worktops and floor. The Lounge (22.5m²) is light and of good size with, again, wood floors and beams, and holds a large open fireplace. The hallway (4m²) leads you to a back door to the 1,758m² garden, and also, on one side, the large bathroom (7m²), (bath/shower, hand basin, wc & bidet) and an office/bedroom/storage room (7m²) - whichever suits your needs.

The wooden staircase takes you to the landing (5m²) and to 3 double attic rooms (B1-8m², B2-8m² & B3-6m²), all with wooden floors, beamed ceilings and double glazed Velux windows. Do not be fooled by the room sizes, as all have plenty of storage space in the eaves and one bedroom has potential for a walk in wardrobe. (All room sizes are approximate).

The renovation project has 4 rooms and once transformed, could become an excellent gite for extra income, and scope to make further rooms in the loft area. It has a good sized garden, and a storage shed, also for repair. This house has a lot of potential. A typical French cottage, just waiting to be loved. This is a total renovation project, but in the right hands, could be made into something really special. Mains water & electric is on site. (Approximate room sizes for the renovation) Front room 1 - 17m² Front room 2 - 27m² Back room 3 - ...

LOCAL TAXES

Taxe habitation: EUR

NOTES