

Pretty stone cottage with separate one bed gite that is ideal for investors or the perfect holiday home.



INFORMATION

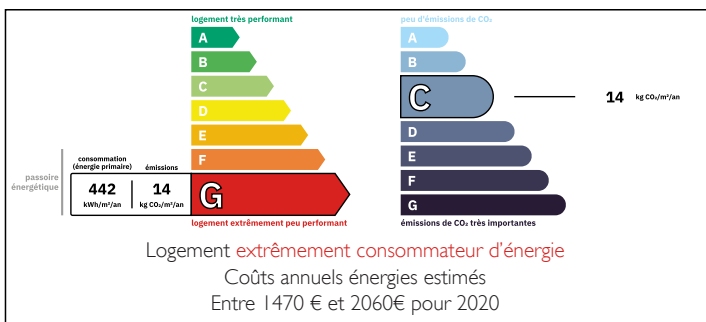
Town:	Saint-Denis-de-Gastines
Department:	Mayenne
Bed:	2
Bath:	2
Floor:	84 m2
Plot Size:	780 m2

IN BRIEF

Traditional stone cottage with separate 1 bed gite set in a pretty garden with dining terrace, garden shed, storage shed and, lawn veg plot. Ideal as an investment to rent both properties out or the perfect get away with separate space for friends and family. Minutes from amenities.

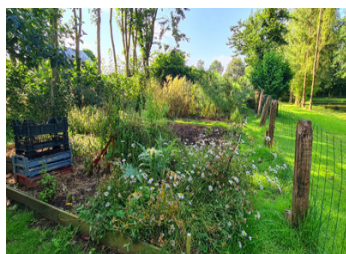
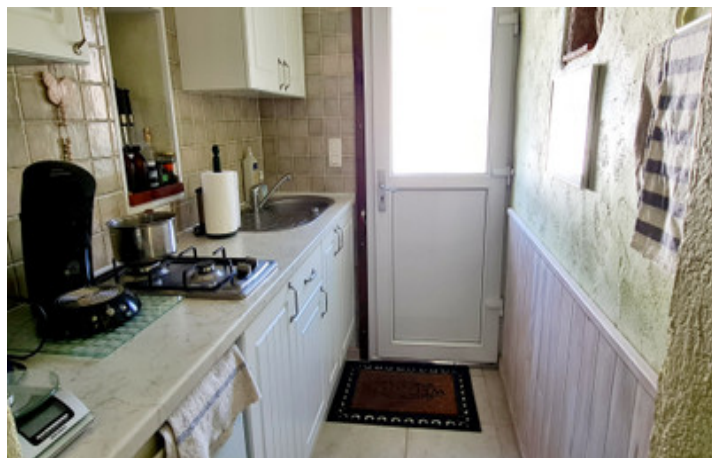


ENERGY - DPE



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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

Fantastic opportunity to purchase 2 properties with their own outside space.

Cottage

You enter into a spacious conservatory (15.4m²) that looks out onto the garden. Used as a dining area and snug this has access directly onto the terrace. The living room (16.5m²) with central fireplace and wood burning stone has exposed granite stone walls and painted beams. A fully fitted kitchen (7.1m²) with storage cupboard looks out onto the back garden. Upstairs there is a spacious landing (7.3m²) that has a guest bed in and this leads to the bedroom (13m²) with fitted storage. A shower room (3.4m²) complete with washbasin and a separate WC complete this floor.

Guest Cottage

You enter into a kitchenette (2.8m²) that has fitted cupboards, fridge, small hob and microwave. Ideal for guests to prepare breakfasts or light meals. The sitting room (16m²) with dining area sits around a central woodburner. This is a converted bread oven so the stones making the fireplace are original and full of character. A down stairs shower room (3.2m²) with wash basin and WC complete the groundfloor. Up a wooden spiral staircase is where the owners have a double bed. Though a small space the bed fits in so making a great space for guests or as a rental. The lounge would also be ideal to put in a sofa bed.

The guest cottage has its own small garden. Private parking, potting shed and storage sheds. The main garden has established planting and several fruit trees along with...

LOCAL TAXES

Taxe habitation: EUR

NOTES