

UNDER OFFER Handsome 4 bed property set in a popular village with stunning garden.

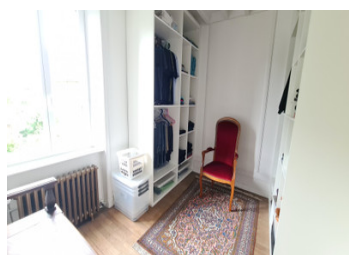


## INFORMATION

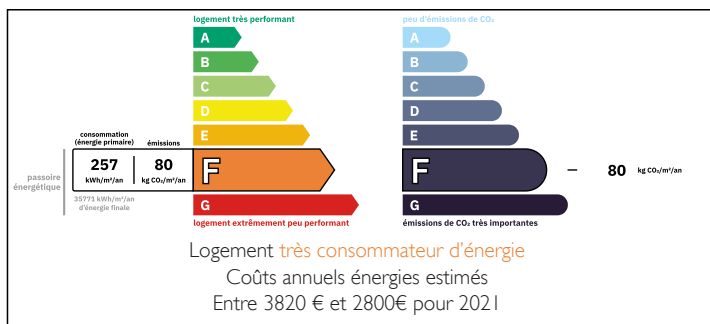
Town:	Couesmes-Vaucé
Department:	Mayenne
Bed:	4
Bath:	1
Floor:	160 m2
Plot Size:	400 m2

## IN BRIEF

This handsome village property is ready for you to move straight in to. Light and spacious with 3 floors of living space. Beautiful garden along with an outside seating area, storage sheds and outbuilding. Set in a pretty village with a popular bar and restaurant.

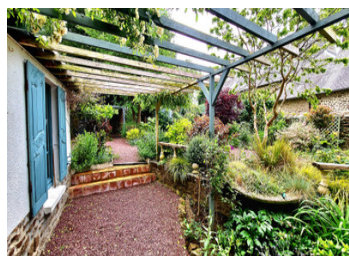


## ENERGY - DPE



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.



## LOCAL TAXES

Taxe habitation: EUR

## NOTES

## DESCRIPTION

You enter into a spacious living room with its feature fireplace and access to the back garden and terrace. The fitted kitchen with dining area has access to a side breakfast terrace and also leads into the utility room with wc. To the first floor there are 2 large double bedrooms (one with fitted wardrobes). There is a fitted bathroom with wc on this floor. There is a third bedroom that is fitted out as a dressing room. This could easily be converted back to double bedroom if required. To the second floor there is a large bedroom, studio/office and bathroom with wc; This could be the perfect parental suite, guest accommodation or the perfect AirB&B. The garden consists of several seating areas and is beautifully designed with numerous plants, shrubs and specimen trees. There is a large garden shed and an outbuilding with plumbing and electric. New electrics, exterior doors and shutters.

Set in a pretty village and walking distance to a village bar/restaurant.

1 hour to the coast and less than 2 hours 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>