

Immaculate 4 bed property situated in pretty established gardens. Ideal as a family home or possible Airbnb.

EXCLUSIVE



INFORMATION

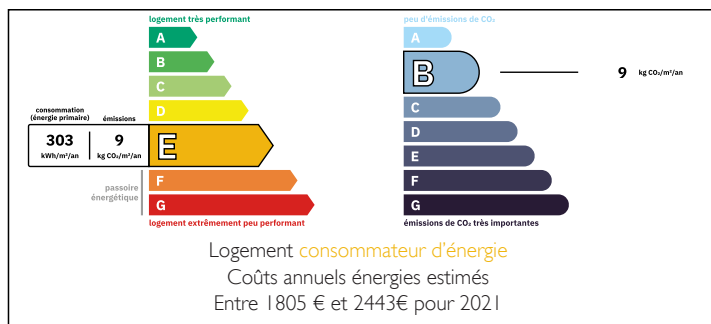
Town:	Saint-Berthevin-la-Tannière
Department:	Mayenne
Bed:	4
Bath:	3
Floor:	164 m2
Plot Size:	1980 m2

IN BRIEF

Beautifully presented stone property that is steeped in history and ideal as either a main residence or that perfect second home that can be enjoyed with friends and family. Its layout also gives you the opportunity to create an Airbnb if required. Situated in a small hamlet this granite stone house sits in pretty gardens packed with mature trees. Lots of original features make this a truly unique property and its proximity to amenities and the medieval town of Fougères mean it is perfectly placed for you to explore all this beautiful region has to offer.



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

Entering into the property you have an entrance hall that leads to the kitchen (22.2m²). Country style cabinets, farmhouse table, pellet burner and access through into a pretty veranda where you can sit and look out onto the garden and sunny terrace. At 35.8m², the living room with dining area is ideal for entertaining and with its many original features you will feel like you have stepped back in time. Granite window trough, oak beams, central stone fireplace and arched stone window. This room was used as a wedding venue for local farmers hundreds of years ago and you can definitely see why. A downstairs WC and a utility (5.1m²) with storage space and access into the garage complete this level. To the first floor you will find the master bedroom (14.5m²) with views out over the countryside. Large walk in dressing room and ensuite shower room with WC (4.7m²) are perfect additions. Off the landing is a cosy sitting area or ideal office space (11.2m²). The family bathroom with WC (6.8m²) has a free-standing bath and the perfect place to relax and is situated near a spacious bedroom (15m²) with built in storage. A further double bedroom (22.2m²) with its vaulted ceiling and oak beams has extra space to create a dressing area. To the other side of the house is a further double bedroom (12.3m²) with ensuite shower room with WC (6m²) and a built-in closet. Perfect for visiting friends and family....

LOCAL TAXES

Taxe habitation: EUR

NOTES