

Cute semi-detached stone cottage in enviable location on the edge of Pontmain.



INFORMATION

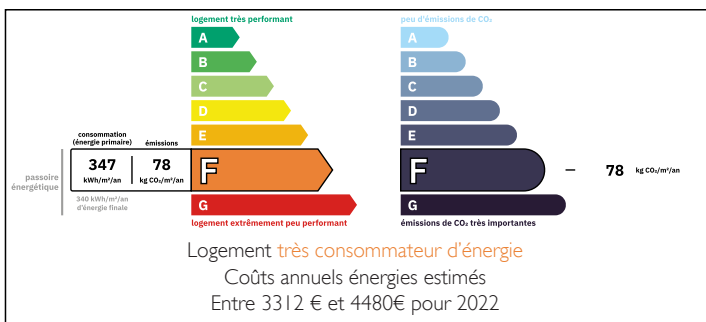
Town:	Pontmain
Department:	Mayenne
Bed:	3
Bath:	2
Floor:	95 m2
Plot Size:	2193 m2

IN BRIEF

Deceptively spacious three bed stone property in just over half an acre. Popular Pontmain is within walking distance. The house benefits from oil fired central heating and it is connected to mains drainage. Gorron 21km. Fougères 17km. Coast less than an hour. Ferries and airports within 2 hours. Rennes airport 76km. Saint Malo 90km. Superb permanent or holiday home with flexible space. Early viewing recommended.



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

Accessed off a quiet lane at the edge of the village this versatile property offers surprising space in a convenient location.

Ground floor.

You enter into a roomy and light kitchen of 23m² with some fitted units. To the back of the kitchen is a WC with useful storage next to it. To the left of the kitchen is the spacious living/dining room with fireplace of around 45m² including the stairs and small utility/storage. Doors lead out onto the seating area and stairs go up to the first floor. Off the dining section of this generous space is the 3.4m² utility/storage area.

A second staircase in the kitchen goes to the master bedroom with ensuite shower room. The property benefits from oil fired central heating.

First floor.

Above the living room you find two bedrooms of 11 and 7m² with a separate shower room and WC. Above the kitchen is the master bedroom of 13.5m² under eaves with its 8m² ensuite shower room. As with the rest of the house, the rooms all feel light and airy.

Outside.

The private garden is laid mostly to lawn with mature trees and planting including fruit trees. There is a useful boiler/storage room of 23m² attached to the house at the side and a good sized wooden shed further up the garden.

A cracking property in an enviable location that is a must view.

Information about risks to which this property is...

LOCAL TAXES

Taxe foncière: 409 EUR

Taxe habitation: EUR

NOTES