

Pretty end of lane stone longère near to popular Gorron



INFORMATION

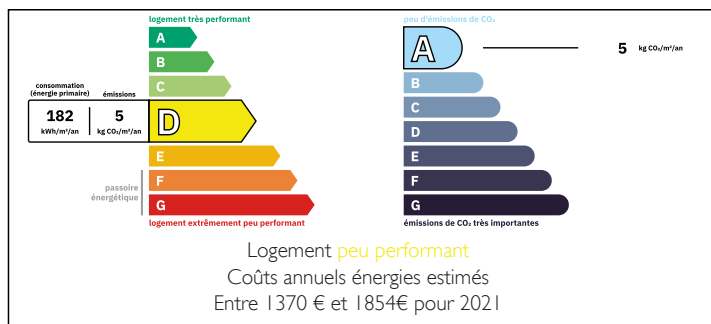
Town:	Levaré
Department:	Mayenne
Bed:	3
Bath:	2
Floor:	126 m2
Plot Size:	1581 m2



IN BRIEF

Roomy detached three bed stone longère situated at the end of a no-through lane with generous outbuildings and the potential to extend into the attic. The current living space is all on the ground floor. Superb space in a peaceful rural location 10km from Gorron with all amenities. Mont St Michel and the coast around 64km. Saint Malo 110km. With a confirming septic tank and a heat pump central heating system, this is a superb package in a great location with no close neighbours.

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

Accessed via no-through lane, this house offers generous accommodation in a peaceful, rural setting.

Ground Floor Living Space.

You enter in to a large and light double aspect living room of over 40m² with pellet burning stove. Off here is a good sized kitchen of 12.5m² with space for a table and chairs. At the back of the kitchen a door leads through to a corridor where you find three double bedrooms of 12m², 12.5m² and 18m² respectively.

Also here is a 2m² shower room with WC and walk-in shower. At the back of the property is a utility area of 9m² with a separate WC as well as a large family bathroom of about 7.5m² with roll top bath and separate shower. Off the utility area is a 27m² double garage. Accessed from outside is a good sized boiler room with a relatively recent heat pump central heating.

Outside.

The garden is laid mostly to lawn with some trees and mature planting. To the front of the house is a large wood sided open hangar barn of around 90m² providing excellent storage space. To the side of the house is a small lean to, again offering additional storage space. Just across the lane is a separate stone outbuilding and hangar. There is storage aplenty and so many possibilities.

Early viewing is highly recommended to appreciate this wonderful property and all its potential.

Information about risks to which this...