

Beautifully presented country property with spacious accommodation only minutes from a popular market town.



INFORMATION

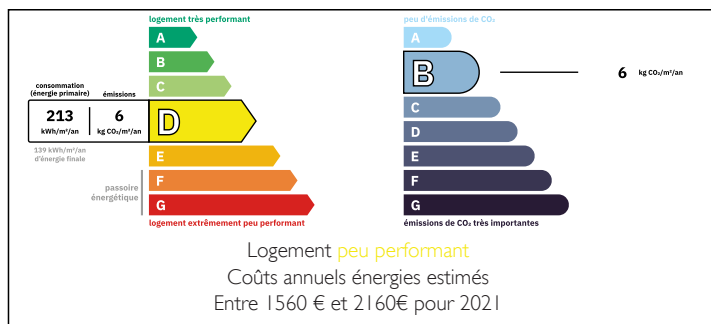
Town:	Lesbois
Department:	Mayenne
Bed:	4
Bath:	2
Floor:	140 m2
Plot Size:	1265 m2

IN BRIEF

This attractive house is in excellent condition and is presented and renovated to a high standard. Sitting at the end of a quiet country lane yet only minutes away from a popular market town with all amenities. Spacious accommodation throughout and lends itself perfectly as either a primary residence or for those who want to use it as their second home experiencing all that this beautiful region of France has to offer. Large reception rooms, good size bedrooms, lots of storage throughout, Rothelec heating system, garage with electric doors, outside entertaining space and secluded garden with mature shrubs and trees. Viewing comes highly 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

Entering into the reception hall way (6.2m²) with oak flooring and hanging space for coats etc. From here you have direct access to the garage (17.2m²) with electric door allowing you to open by a key fob as you drive towards the house. Off the hallway is a guest WC (2.6m²) and a spacious utility room (11.5m²). Plenty of extra fitted storage and plumbing for a washing machine and dryer along with space for an extra fridge or freezer if required. There is a staircase from this room leading to what is currently the owners art studio but would also be perfect as a 4th bedroom (14.6m²). A bright room with velux over looking the garden and exposed oak beams. Ideal for guests or a hobby room/office,. You decide. The country kitchen (34.5m²) offers a great space to entertain and is large enough for a family size dining table. Quality units and fitted appliances along with character features like the exposed granite stone wall, central oak beam and bespoke staircase. There is direct access to the garden. The living room (30.5m²) looks out onto the garden and has a central fireplace with a wood burning stove. On the first floor the landing with built in storage centres around 3 bedrooms and the family bathroom. The master bedroom (20.4m²) is bright and spacious and has built in storage and an ensuite shower room with wc (4.4m²). 2 other double bedrooms (14;m² and 12.2m²)...

LOCAL TAXES

Taxe habitation: EUR

NOTES