

UNDER OFFER - Charming stone Built 'Chocolate Box' Cottage



INFORMATION

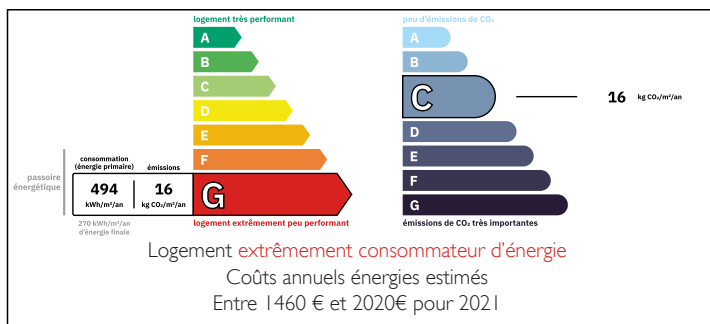
Town:	Crennes-sur-Fraubée
Department:	Mayenne
Bed:	1
Bath:	1
Floor:	56.9 m2
Plot Size:	2003 m2

IN BRIEF

Charming Stone Built Detached Cottage with amazing views on 2017m2 (0.49acres)land



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

This charming little stone built, detached, chocolate box cottage has plenty of character and is the perfect place to chill and relax. There is room for two cars in front of the house and plenty of room to park on the land through the gate to the side.

On entering the cottage you walk into the lounge with stone feature wall with log burner and on your left is the entrance to the kitchen and the bathroom with wc.

At the opposite end of the lounge is a door to the garden and another stone feature wall and the staircase to the bedroom and upstairs wc.

The one bedroom also has the stone walls and beams and the view out of the window to the front of the property across fields and an en suite wc.

The rear garden is of great proportions - currently laid to lawn with absolutely stunning views. There is a gate to the side of the property where you could park a Motor Home/Camper Van if you wish.

There is a neighbour next to the property and only one opposite with horses in the field.

Accessibility to the property:

- Caen, Ouistreham Ferry port: 1h45
- Channel Tunnel :4h15
- Paris: 3h30

LOCAL TAXES

Taxe habitation: EUR

NOTES

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>