

Spacious stone village house in convenient village centre location not far from Gorron



INFORMATION

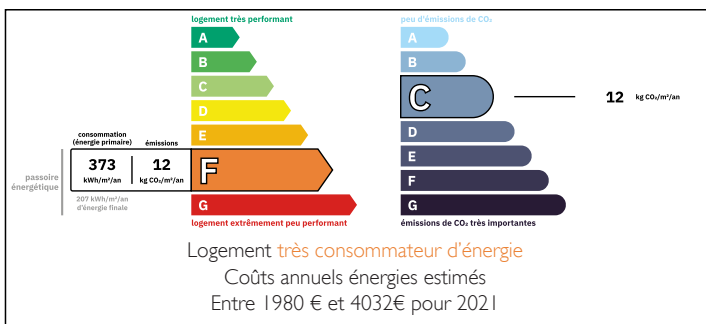
Town:	Fougerolles-du-Plessis
Department:	Mayenne
Bed:	5
Bath:	2
Floor:	150 m2
Plot Size:	0 m2



IN BRIEF

A spacious five bed semi-detached property in need of refreshing in a central village location with a courtyard garden. There is scope to change the layout in this roomy home and to make your mark. Amenities are all within walking distance. This house would make a good sized family home or an ideal lock up and leave holiday home, with an easy to maintain outside space. The property benefits from connection to mains drainage. The front part of the roof was replaced around four years ago. Ferries and airports accessible within two hours. St Malo 97km. Rennes airport around 85km. The popular towns of Gorron and Fougères are 17km and 25km. Not to be missed.

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 foncière: 405 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Located in the heart of a popular village this,spacious,four/five bedroom house offers lots of potential.

Ground floor.

You enter into a hallway with a good sized living room with fireplace to your left. At the back of the living room, is a downstairs bedroom or office space. A door goes through to a roomy under stairs space that also provides access to the rear courtyard. To your right from the hall there is a large family kitchen, with more than enough space for a good table and chairs. At the back of the kitchen there is a utility type space where you find a WC, a shower and the electric hot water tank, which was replaced around 4 years ago. A door leads to the rear courtyard. There is also a separate cave storage space, but there is scope to use the space differently.

The house is mostly double glazed.

First floor.

Here you find a further three double bedrooms and a large open landing space that could be partitioned to create another large bedroom to the front of the house. There is also a WC with basin that is crying out for a shower. There are so many possibilities with this roomy property.

Second floor.

Here there is a large boarded attic area ripe for conversion with the addition of three roof windows providing lots of light. This space could easily accommodate another two bedrooms and one or two bathrooms,...