

Traditional stone cottage with three bedrooms between Craon and La Guerche de Bretagne



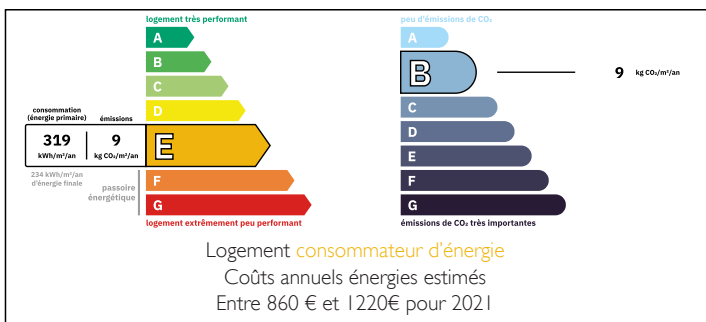
INFORMATION

Town:	Saint-Michel-de-la-Roë
Department:	Mayenne
Bed:	3
Bath:	1
Floor:	60 m2
Plot Size:	1116 m2

IN BRIEF

Beautifully presented cottage in the centre of the Mayenne village of St Michel de la Roe with three bedrooms and no works required set in a garden of approx 1100m² (about a quarter of an acre).

ENERGY - DPE



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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

Situated in the quiet village of Saint Michel de la Roe this much loved property is comprised of:

GROUND FLOOR

* Kitchen/dining room of approx 28m² - this is the hub of the home having fitted kitchen units, tiled floors and enough room to have a large farmhouse kitchen table.

+ Lounge of approx 11m² with fitted log burner set up as a proper cosy snug like lounge

+ Bathroom with shower and WC

UPSTAIRS

Bedroom 1: Approx 9m²

Bedroom 2: Approx 9m²

Bedroom 3: Approx 9m² - with this bedroom accessed through bedroom 2.

LOCAL TAXES

Taxe foncière: 500 EUR

Taxe habitation: EUR

The main access to the house is into the kitchen, although there is an additional external (unused) door to the front of the property. The cellar is accessed from outside the property and is an area for storage.

The garden is a beautiful addition to the property being approx 1100m² of land laid mostly to grass for ease of maintenance. At the bottom of the garden is a wood shed used for storage.

NOTES

There are no works required in the property. It has been very lovingly maintained. It is connected to the village's mains drainage.

Saint Michel de la Roe is ideally situated between the market towns of La Guerche de Bretagne and Craon (both about 10minutes away). The local village of St Aignan sur Roe provides amenities in the form of a small supermarket, bar, restaurant and pharmacie. Being located less than 90minutes from St Malo this property is ideal both as a holiday and permanent...