

Cute 2-bedroom village house - ideal lock-up and leave holiday home or Investment property.

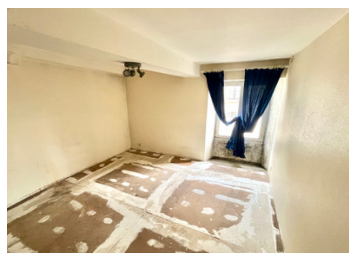
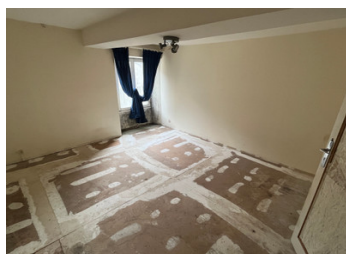


INFORMATION

Town:	Lignières-Orgères
Department:	Mayenne
Bed:	2
Bath:	1
Floor:	88 m2
Plot Size:	0 m2

IN BRIEF

An excellent opportunity for someone looking to invest in a manageable project with charm and practicality in a welcoming French village - whether for full-time living, holiday use, or investment.



ENERGY - DPE

DPE not required.

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

Nestled in the heart of Lignières-Orgères, this village property offers a fantastic opportunity for those looking for a renovation project.

ON THE GROUND FLOOR

- Living room (6.42x4.05m) with luminous windows and fireplace. The living room opens up to the kitchen
- Kitchen (3.91x2.94). The kitchen opens up to a hallway (1.41x2.46m) that leads to a toilet, a storage/boiler room, the garage and the staircase to the first floor
- Toilet (0.76x1.21) with tiles.
- Storage/boiler room: 1.66x0.96) with thermor boiler
- Garage: (3.74x5.36m) with roof velux and wooden doors (2.487x2.04) that open up to the front of the house

FIRST FLOOR

The staircase leads to a landing and hallway on the first floor

- hallway (0.91x 5.63m)
- bathroom (1.95x2.63m) with outside window, shower, toilet and washbasin.
- Bedroom 1 (4.09x3.53m) with outside window to the front of the house
- Bedroom 2 (4.25x2.92m) with outside window to the front of the house
- Room 3 (2.19x1.91m) at the back of the house and no window.
- Closet (0.89x0.83m)

ATTIC

The stairs continue to the attic space, which cover the whole house.

- Connected to mains drains
- Electricity present
- No electric or fioul heating
- No outside space

Information about risks to which this property is

LOCAL TAXES

Taxe foncière: 221 EUR

Taxe habitation: EUR

NOTES