

Charming bright detached single storey 3 bed-house with garage, pretty gardens, less than 1 hour to the coast



## INFORMATION

Town:	La Dorée
Department:	Mayenne
Bed:	3
Bath:	3
Floor:	147 m2
Plot Size:	1530 m2

## IN BRIEF

Set in the pretty and peaceful Mayenne countryside only 3 km to first amenities, this delightful single storey family house with nice gardens could be your new home.

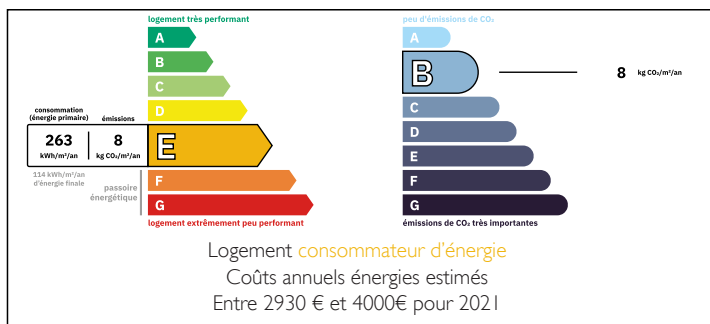
A bright and spacious entrance with a cathedral ceiling leads you to a bright fully fitted kitchen-diner of approx. 20 m2 with plenty of space for a dining table and chairs, a lounge with direct access to a terrace, two double bedrooms with en suite shower rooms and WC, a third double bedroom, a bathroom with WC and a useful storage.

On the first floor a mezzanine located just above the entrance leads you to a room that could be a study for example.

A nice manageable garden surrounding the house and a garage complete this property.



## 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

Heating: electric radiators

Entrance hall: 16,54 m<sup>2</sup>; corridor: 22,36 m<sup>2</sup>; kitchen: 19,20 m<sup>2</sup>, lounge: 23,38 m<sup>2</sup>; bedrooms: 14,35 m<sup>2</sup>/13,36 m<sup>2</sup>/15 m<sup>2</sup>; shower rooms: 3,37 m<sup>2</sup> and 3,64 m<sup>2</sup>, bathroom: 7,88 m<sup>2</sup>, storage 1,42, m<sup>2</sup>

First floor: approx. 6 m<sup>2</sup>

La Dorée 3 km, Fougerolles du Plessis 3,6 km, Landivy 4 km, Louvigné du Désert 11 km, Gorrion 16 km, Saint Hilaire

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

## LOCAL TAXES

Taxe habitation: EUR

## NOTES