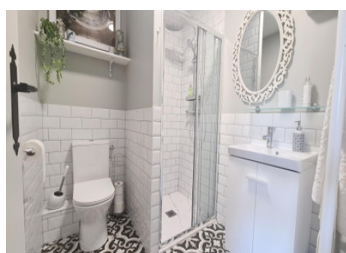
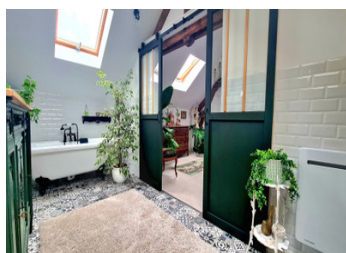
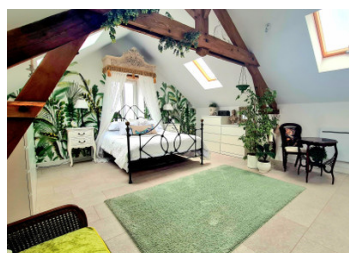


Stunning renovation on this pretty village property set in 1370m2 of manicured gardens.



## INFORMATION

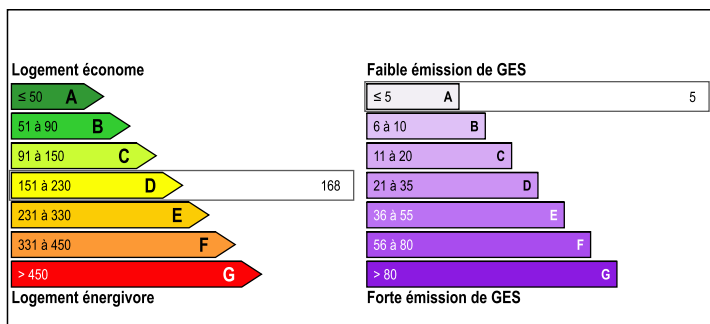
Town:	Couesmes-Vaucé
Department:	Mayenne
Bed:	3
Bath:	3
Floor:	165 m2
Plot Size:	1370 m2



## IN BRIEF

Hidden away in a pretty village sits this beautifully presented and equipped property set over 3 floors. 2 bedrooms with ensuites would make a perfect business opportunity if required. Magnificent kitchen diner, heat pump central heating, C rated energy report and all new electrics, bathrooms, windows and plumbing. The garden is something to be seen and is full of specimen trees and plants. An outbuilding is the perfect entertaining and chill out zone. Rare opportunity to purchase something of this high standard. Minutes from all amenities.

## 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 habitation: EUR

## NOTES

## DESCRIPTION

### Ground Floor:

From the entrance you enter a stunning double bedroom (25m<sup>2</sup>) with private shower room and wc (3.7m<sup>2</sup>) which has been added recently. A second good size double (12.3m<sup>2</sup>) also comes with its own private shower room with wc (3.1m<sup>2</sup>). This floor is totally self contained so apart from business potential (chambres d'hotes, B&B) would be the ideal space for visiting friends and family.

### Main house.

You enter into a stunning newly fitted kitchen (26.8m<sup>2</sup>) with modern appliances. A large central island is the perfect dining area and there are numerous storage cupboards. The living room (25m<sup>2</sup>) with original beams on show has access to a pretty balcony for evening aperos. A central fireplace with woodburner is the main focal point. To the first floor there is a master suite composing of a large bright bedroom (26m<sup>2</sup>) with space for a chill out area and a stunning newly fitted bathroom (11.8m<sup>2</sup>) with hand basin and wc.

Outside the pretty garden is packed with plants for a yearly show. A gardeners paradise. Several seating areas and chill out zones throughout and the tree tunnel, wild nature area and chicken coop are great additions. There is an outbuilding that has been decorated beautifully and used as a summer house and entertaining area. A garden shed and wood store are handy additions.

Mains drains, new windows, bathrooms, kitchens, electrics. Electric heating and pompe a chaleur system.

Tucked away in the village and minutes from amenities.

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Information about risks to which...