

Gorgeous 1 bed country cottage minutes from a market town.

EXCLUSIVE



INFORMATION

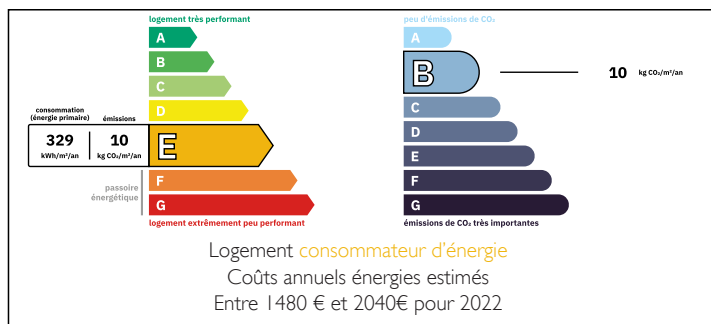
Town:	Lesbois
Department:	Mayenne
Bed:	1
Bath:	1
Floor:	55 m2
Plot Size:	300 m2

IN BRIEF

The perfect French get away!. Pretty cottage with spacious rooms, large terrace and country views. 2.5 km from all amenities. The perfect lock up and leave or one for investors.

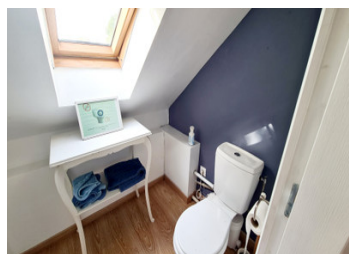


ENERGY - DPE



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

You enter into a large living room of 28m². Tiled floor, access to the terrace, central fireplace with wood burning stove and understairs built in storage with a cupboard for coats and boots. A fitted kitchen of 9.7m² has plenty of storage space and room for a breakfast table. The downstairs bathroom with separate wc (4.9m²) upstairs is a large bedroom (11.4m²) with storage fitted in the eaves. Large velux window shows you lovely country views. A wc with hand basin is also on this floor. Outside there is space for parking, a wood shed and a fenced in terrace area with patio and built in bbq. Double glazed throughout. Minutes from Gorrion and less than 2 hours to the ferry..

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