

Very pretty 2 bed cottage with 1 bed annexe and only 5 minutes from Gorron with all amenities.

EXCLUSIVE



INFORMATION

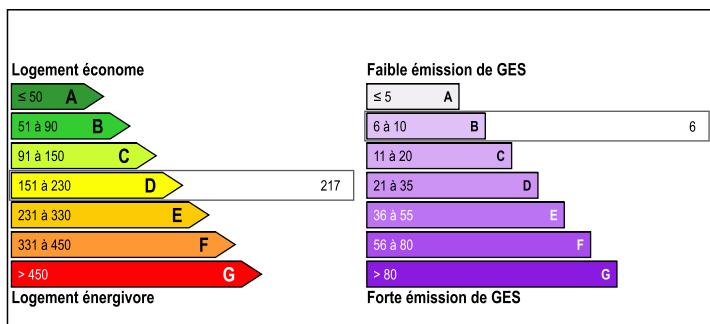
Town:	Gorron
Department:	Mayenne
Bed:	3
Bath:	2
Floor:	120 m2
Plot Size:	770 m2

IN BRIEF

Looking out onto country views sits this 2 bed cottage with 1 bed guest annexe. Presented to a high standard throughout with options for a guest suite or Airbnb potential. Plenty of original features with outside space including terrace, garden, private parking and outbuildings. Minutes from Gorron with 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.



DESCRIPTION

Beautifully presented and ideal as a primary or secondary residence, this country cottage is ready for you to move into. You enter into a fully fitted kitchen (13.7m²) with plenty of storage space and work surfaces. 'Tomettes' floor tiles along with the original oak beam offer a mix of traditional with modern appliances. The living room/ dining area (35m²) has plenty of character with an exposed granite stone wall, central fireplace with woodburner and oak beams. Space for a family size dining table along with a large lounge area giving direct access onto the outside terrace. There is a downstairs WC. To the first floor there is a large landing (11.5m²) that is currently used as an office. The master bedroom (14.1m²) has built in storage and the second bedroom (11.3m²) has its own mezzanine (4.8m²), which could make an ideal, study area, storage space or hobby room. A shower room with WC (5m²) is also located on this floor. A guest annexe is the ideal space for visiting friends and family, work space or to rent out as an Airbnb. 25.6m² comprising of a modern shower room with wc, fitted kitchen with breakfast bar and area for a sofa bed or double bed. Separate access to the main house. Open granite wall, polished concrete flooring and modern kitchen. stairs to a small mezzanine that currently houses a double bed but would also work as storage space if required. To the outside there...

LOCAL TAXES

Taxe habitation: EUR

NOTES