

Character house with two bedrooms and a garden in centre of the Mayenne village of Chatelain.



## INFORMATION

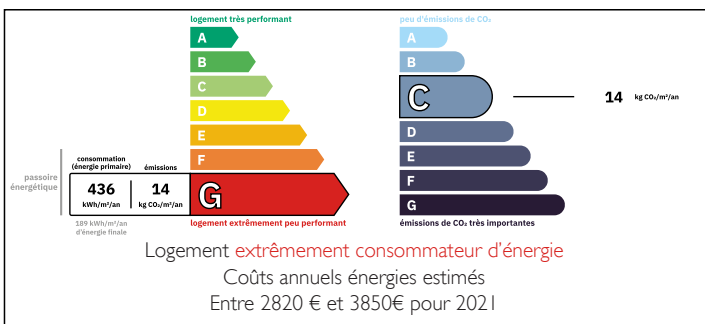
Town:	Châtelain
Department:	Mayenne
Bed:	2
Bath:	1
Floor:	108 m <sup>2</sup>
Plot Size:	348 m <sup>2</sup>



## IN BRIEF

Habitable house of 108m<sup>2</sup> in an enclosed garden in the centre of Chatelain presenting the opportunity to make an exceptional main home or holiday home in a beautifully quiet village but with rapid access to Chateau Gontier and Sable sur Sarthe.

## ENERGY - DPE



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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

A really interesting property that comes in two parts joined by an enclosed conservatory.

The main house is a 19th century stone construction with exposed beams and an impressive facade forming the current main area for habitation comprised of:

On the ground floor a large room with tiled floors that has been subdivided to provide:

- + Kitchen/dining
- + Lounge with ornamental fireplace that could be recommissioned for use with a wood burner, for example.

A WC is available on the ground floor.

There is much charm and character associated with this room with the exposed timbers providing a reminder of the heritage of the house.

The original wooden stairs lead to the first floor where there is

- + Bedroom 1 with ensuite WC and hand basin - a beautifully spacious bedroom with plenty of natural light
- + Bedroom 2
- + Shower

Returning to the ground floor the house benefits from a connection to a large family room of greater than 50m<sup>2</sup> constructed in the 1930's as a common function room. Currently this is used as a large family lounge and games room but could be envisaged as being an ideal room for making a large open plan living space.

Outside the fully enclosed garden is presented as an mature and easy to maintain space. At the bottom of the garden is a well for garden use. Also included are a couple of stone outbuildings for storage with one of these being used to house the washing machine.

It is a beautiful property...

## LOCAL TAXES

Taxe foncière: 410 EUR

Taxe habitation: EUR

## NOTES