

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

EXCLUSIVE



INFORMATION

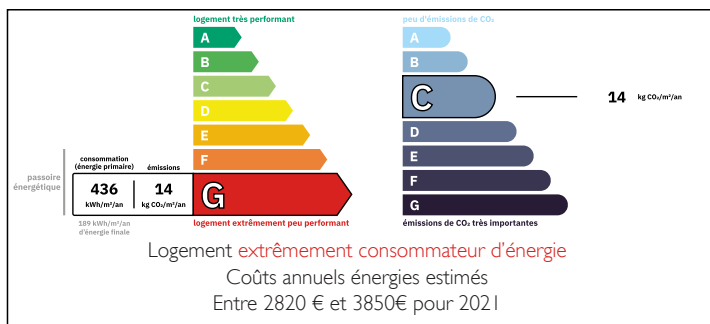
Town:	Châtelain
Department:	Mayenne
Bed:	2
Bath:	1
Floor:	108 m2
Plot Size:	348 m2

IN BRIEF

Habitable house of 108m² 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



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 foncière: 410 EUR

Taxe habitation: EUR

NOTES

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 50m² 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...