

Lovely 3 bed village property with spacious garden and walking distance to all amenities.



INFORMATION

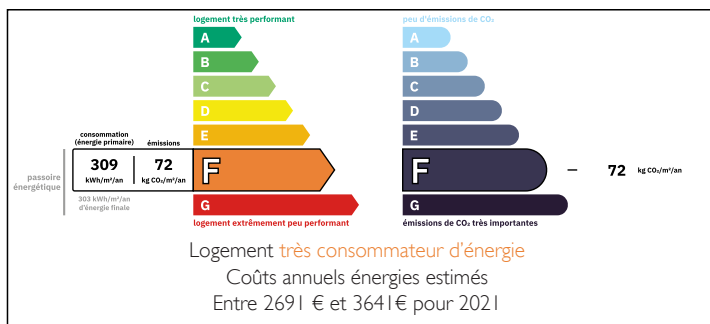
Town:	Landivy
Department:	Mayenne
Bed:	3
Bath:	2
Floor:	100 m2
Plot Size:	0 m2

IN BRIEF

This 3 bedroom village property is full of original features and the perfect place for those that want the convenience of being in the local community with the outsize space for those who love gardening or dream of having a vegetable garden as good as the locals. Perfect as a primary or secondary residence.

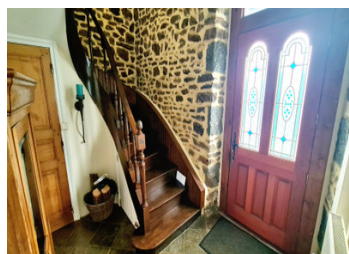


ENERGY - DPE



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

From the entrance hall you enter into a fully fitted kitchen (10.1m²), with fitted units, and plenty of worksurfaces. This leads into a dining room (10.5m²) that has space for a family size dining table along with other storage furniture. A downstairs bedroom with ensuite shower room, wc (9.3m²) is light and bright with a window overlooking the garden. From the hall way you head up the original oak staircase along side exposed French granite walls to the first floor. Here you will find a spacious living room (21m²). Central fireplace, wood burning stove, wooden floor boards and double aspect windows. A second bedroom (10.3m²) is also on this floor and again has wooden floors and a built in storage cupboard. To the second floor there is a large master bedroom (17.6m²), with its own ensuite bathroom including WC (4.6m²). Exposed original beams and space for numerous wardrobes and other furniture. The property comes with a large cellar of 34.5m². Access to this is from the house and from the exterior. Here you will find the boiler along with the fuel tank. Plenty of space for storage and is also used as a utility room by the current owner as there is plumbing for a washing machine. For a village house the outside space of 1700m² currently consists of a terrace, parking area and lawn. Walking distance to shops, 45 minutes to Mont St Michel and less than 2 hours to the nearest...

LOCAL TAXES

Taxe habitation: EUR

NOTES