

Perfect lock up and leave home in St Martin du Limet

EXCLUSIVE



INFORMATION

Town:	Saint-Martin-du-Limet
Department:	Mayenne
Bed:	1
Bath:	1
Floor:	30 m2
Plot Size:	300 m2

IN BRIEF

Lovely house of approx 30m² located on the edge of the village of St Martin du Limet between the towns of Craon and Renazé with one bedroom and opportunities to extend as required. To the back is a garden with numerous outbuildings. Ideal as a starter home or as a lock-up-and-leave home

ENERGY - DPE

DPE not required.

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

This compact house is comprised of:

- + kitchen/dining room of approx 25m² with fitted kitchen units and space for a dining table
- + lounge of approx 16m²
- + bedroom of approx 14m² separated from the lounge area with folding doors.
- + Shower room and WC

To the rear of the property are multiple outbuildings, some of which could be incorporated into the main property to provide for a utility room or additional living space. One of the detached outbuildings has been furnished as a bar leading to the garden space at the rear of the property. At the bottom of the fenced garden are two other outbuildings for workshop/storage.

Opposite the property is a small piece of land with space for a garage or off road parking.

Situated between the towns of Craon and Renazé this property is ideal as a holiday home or as a first purchase.

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