

UNDER OFFER House in just under 2 hectares with outbuildings offers spacious accommodation

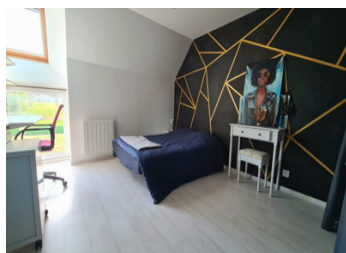


INFORMATION

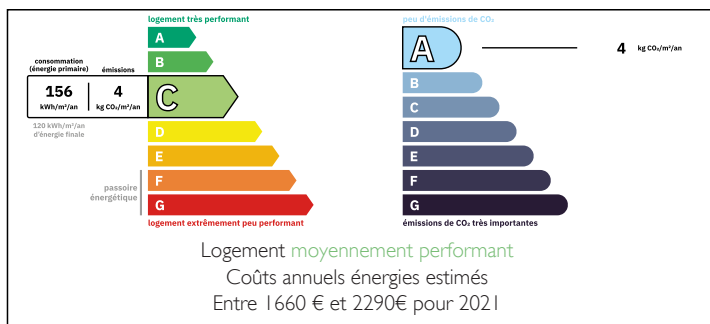
Town:	Brecé
Department:	Mayenne
Bed:	6
Bath:	2
Floor:	200 m ²
Plot Size:	18500 m ²

IN BRIEF

Spacious family property with land and barns minutes from Gorron. Insulated well with a DPE energy report C. Ideal for anyone wanting to keep animals and the large vegetable patch and numerous fruit trees offer you the chance to be as self sufficient as you want.



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 habitation: EUR

NOTES

DESCRIPTION

From the private driveway, you enter what is currently the family room with kitchen and dining room (35.5m²). Lots of character with its exposed granite stone walls and central fireplace with wood-burning stove. From this room there is access to a study/playroom (7.5m²) which overlooks the front garden. A ground floor bedroom (10m²) and bathroom with separate wc (4.1m²) adjoin what is currently an art studio for the current owner (10.6m²). The utility room (6.6m²) has additional storage space, space for a washing machine and tumble dryer, as well as a new hot water tank. Currently used as a storage area, a large space (60m²) with direct access to the house is ideal for you to convert into either a large family room/annex or a potential airbnb. The choice is yours but the space is there for you to do with as you wish or keep as a storage area. The first floor has been renovated to a high standard and offers 5 large bedrooms all with built in storage (14m², 15m², 15.3m², 16m², 18m²) the modern family bathroom (bath, separate shower, double basin) (9.4m²) as well as a separate toilet are also located on this floor. A large attic (45m²) on the same floor is currently used for storage but could be converted into additional accommodation if required. The recent solid wood central heating system is housed in an outbuilding and with covered parking (for 3 cars), a workshop, a wood store, there...