

UNDER OFFER - Renovation Project - Village House

EXCLUSIVE

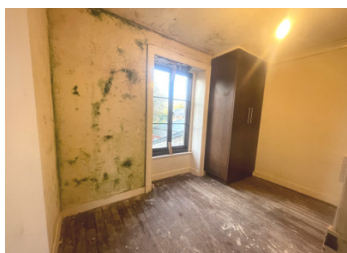


INFORMATION

Town:	Javron-les-Chapelles
Department:	Mayenne
Bed:	3
Bath:	2
Floor:	65 m2
Plot Size:	530 m2

IN BRIEF

Exclusive to Leggett - Ready to be transformed into a stunning three-bedroom family home or holiday retreat, this property is situated on a quiet cul-de-sac in the charming town of Javron Les Chapelles.

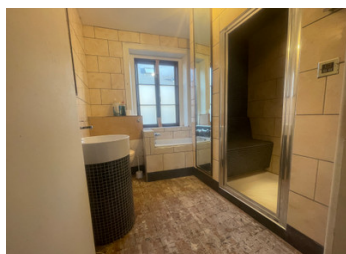
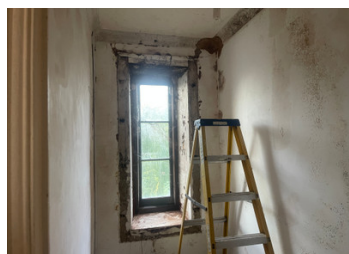


ENERGY - DPE

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 charming property, ready for renovation, is nestled in a peaceful cul-de-sac just a short walk from local amenities, including a bakery, butcher, bar, hairdresser, and a small supermarket, making it both convenient and tranquil.

The home's layout offers ample space with a lounge area of 20.85 m², ideal for cozy family gatherings. The newly updated 9 m² kitchen features fresh cabinets, worktops, sink, and tiling, ready for immediate use. Adjacent is an 11.19 m² room, providing a perfect spot for meals and entertaining. A downstairs cloakroom with a WC and washing machine adds convenience to the ground floor.

Upstairs, the home offers three well-sized bedrooms (10.95 m², 10.99 m², and 11 m²), along with two bathrooms (7.55 m² and 4.5 m²), each complete with WC facilities. The current owners have left floor tiles ready for installation on both levels, simplifying the renovation process.

Outside, the property sits on a generous plot of approximately 520 m². The large back garden, while currently overgrown, holds great potential for landscaping or expansion. Note that the roof requires some attention, with an estimated repair cost of around €16,000.

Overall, this property offers a wonderful foundation for creating a welcoming home in a prime location, with essential updates already in place and space for personalisation.

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