

A detached country cottage with driveway, garden and adjoining outbuilding - ideal holiday home



## INFORMATION

|             |            |
|-------------|------------|
| Town:       | Charchigné |
| Department: | Mayenne    |
| Bed:        | 1          |
| Bath:       | 1          |
| Floor:      | 69 m2      |
| Plot Size:  | 2222 m2    |

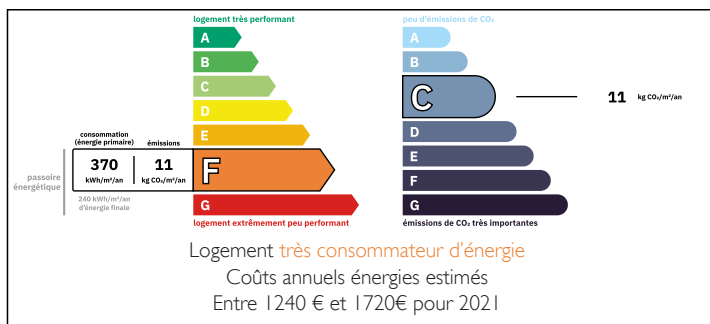
## IN BRIEF

A furnished, quaint country cottage brimming with character, situated in a peaceful hamlet surrounded by scenic fields. This charming home offers: One cozy bedroom, plus a versatile mezzanine that can be transformed into a second bedroom or office. A beautifully rendered, double-glazed outbuilding ready for conversion into additional living space, a self-contained annexe, or even a gîte. A fully enclosed garden with fruit trees, a patio, and a log store.

Private, gated driveway with ample parking.

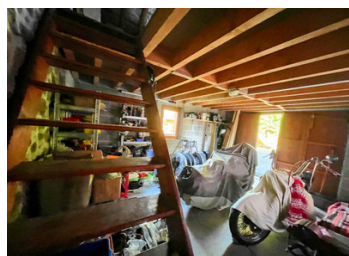


## ENERGY - DPE



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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: 180 EUR

Taxe habitation: EUR

## NOTES

## DESCRIPTION

This charming French cottage offers a delightful escape in a serene hamlet, surrounded by lush fields and natural beauty. With its private gated driveway and additional parking space in front, it combines privacy with convenience.

### Interior Features:

#### Lounge/Diner (23.4m<sup>2</sup>):

The cozy heart of the home boasts a warm and inviting ambiance, featuring an insert log burner, traditional tiled flooring, and exposed wooden beams. A beautiful wooden staircase adds character, and double doors open to the back patio, seamlessly connecting indoor and outdoor living.

#### Kitchen (9.46m<sup>2</sup>):

Compact yet functional, the kitchen includes a bottle gas cooker, electric hob, fridge/freezer, and ample cupboard space.

#### Bathroom & WC:

Adjacent to the kitchen, you'll find a bathroom (3.16m<sup>2</sup>) and a separate WC for convenience.

#### Mezzanine (21.2m<sup>2</sup>):

Upstairs, this versatile space is currently an office but could easily transform into an additional bedroom. With its wooden flooring, exposed brickwork, and built-in storage, it exudes rustic charm.

#### Bedroom (14.9m<sup>2</sup>):

Accessed from the mezzanine, the bright and airy bedroom features a velux window and a cozy closet accented by a curtain.

### Additional Features:

#### Adjoining Building (40m<sup>2</sup>):

This beautifully rendered structure, insulated with double-glazed windows, offers endless possibilities. It could become an extra bedroom, an expanded kitchen and bathroom area, or remain a separate