

Handsome 4 bed house set in the heart of Gorron with south facing garden and outbuildings.

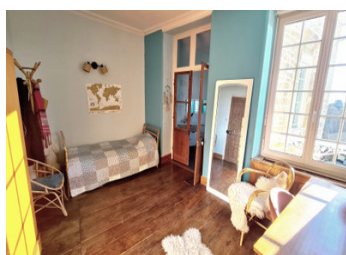
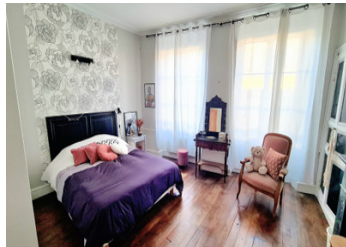
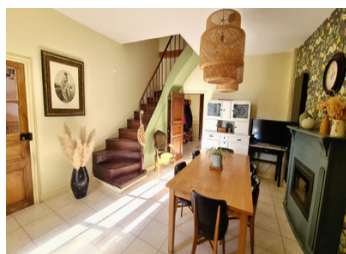


## INFORMATION

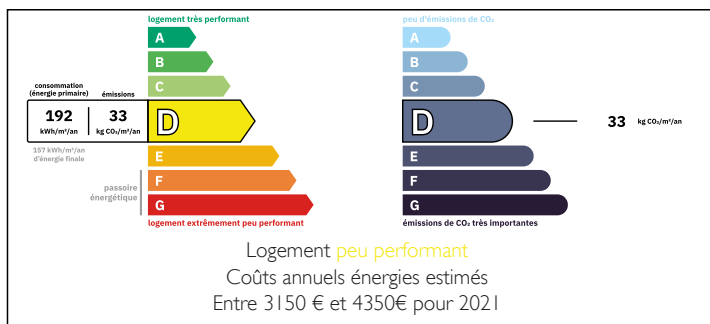
Town:	Gorron
Department:	Mayenne
Bed:	4
Bath:	2
Floor:	165 m2
Plot Size:	780 m2

## IN BRIEF

Ideally situated in the centre of Gorron is this attractive 4 bedroom property has alot to offer including, bright spacious rooms, south facing back garden and the addition of an outbuilding that is the perfect games room or workshop.



## 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

You enter into a reception hall (6.6m<sup>2</sup>) with storage space for coats and shoes. An office (5m<sup>2</sup>) is the ideal work space as it is off the entrance and away from the main living rooms. The kitchen area and dining room (33m<sup>2</sup>) are bright and spacious with direct access to the back garden. Plenty of storage space, works surfaces and including the built in oven, microwave, hob, extractor fan and free standing fridge. The dining area has a feature fireplace with a newly installed pellet wooburner. You enter into a stunning living room (40m<sup>2</sup>). Original oak flooring, 2 ornamental fireplaces, access to the garden from original windows. Great space to entertain and relax. There is fitted storage in both this room and the dining room. Downstairs WC. To the first floor using the original oak staircase the master bedroom (16.4m<sup>2</sup>) has its own ensuite bathroom with wc (10.1m<sup>2</sup>) and dressing room (8.6m<sup>2</sup>). Oak flooring is found throughout the 1st floor. There are a further 3 bedrooms (14.7m<sup>2</sup>, 15.6m<sup>2</sup>, 9m<sup>2</sup>) along with a shower room with wc (2.9m<sup>2</sup>). To the second floor there is a loft space of 80m<sup>2</sup>. Stunning beams and large windows looking out onto the town and the back garden. This could be ideal to convert into extra living accommodation if required.

The garden mainly to lawn and has mature trees and specimen plants. South facing with a new decking area making it the best place to entertain friends and family. At...