

Stunning property including a guest apartment, 3300m2 garden and walking distance to all amenities.

EXCLUSIVE

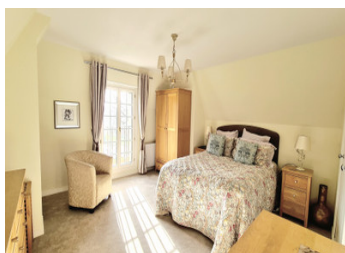
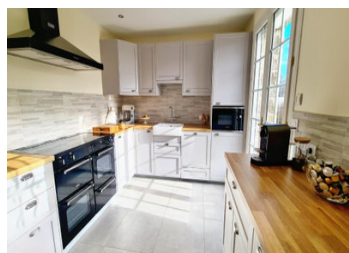
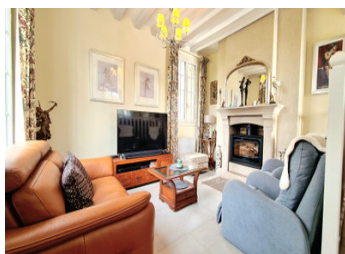


INFORMATION

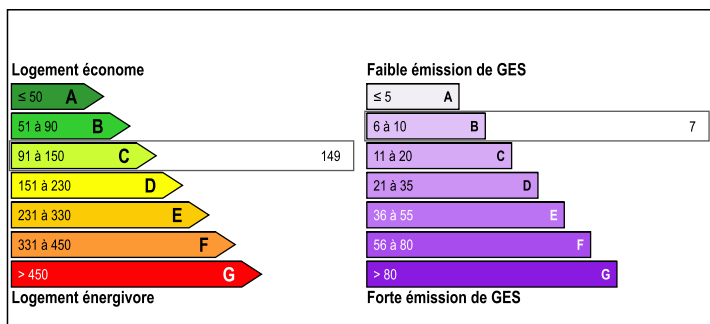
Town:	Gorron
Department:	Mayenne
Bed:	5
Bath:	4
Floor:	305 m2
Plot Size:	3300 m2

IN BRIEF

This outstanding property with stylish interior is set in over 3300m2 of surrounding gardens and is situated at the end of a tiny lane on the outskirts of Gorron market town with all amenities on your doorstep. A balcony and 2 terraces offer fantastic sunset views over the valley and garden and are perfect spots to entertain and enjoy an apéro. Offering over 300m2 of living space including a guest apartment that could also be ideal for those looking to run an Airbnb, work from home or need a studio or gym. Viewing for this property comes highly recommended to appreciate the quality on offer.

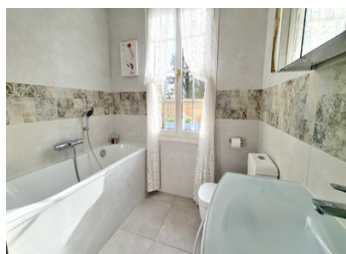
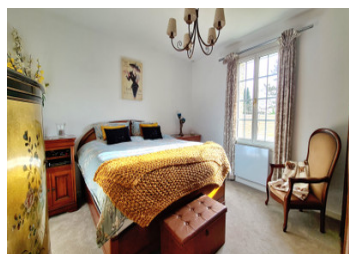


ENERGY - DPE



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 foncière: 2400 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

At the end of a small lane behind electric gates you are presented by this attractive granite stone property. You enter into a hall way (10m²) with access with its hand built oak staircase and access along with access to the ground floor accommodation. The dining room with lounge area (43.2m²) with dual aspect windows allows natural light to be present throughout the day. Two sets of double doors open directly out onto a balcony taking in the views and overlooking the garden. The lounge area benefits from a central fireplace housing a new wood burner, ideal for cosy winter evenings. A fully fitted kitchen with several integrated appliances, has been recently added and offers plenty of storage and worksurfaces along with access to a sun terrace which is the perfect place to have your breakfast. The utility room (5.7m²) has plenty of storage and also has a shower with wc. A downstairs master bedroom (16.3m²) has a full wall of storage (included in the sale) and its own ensuite bathroom (6.8m²) which includes a wash basin with storage, wc and a Villeroy & Boch spa bath with shower attachment. For those looking to work from home the current owners have a downstairs office (9.3m²) with fitted storage and direct access to the front courtyard. There is fitted storage also found in the hallway offering the perfect space for coats and shoes. Access to the garage (34m²) that also has a wash basin...