

Delightful stone built 3 bed village property with garden in the heart of Ambrières Les Vallées

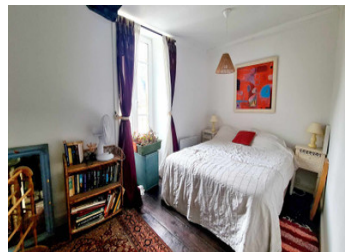


INFORMATION

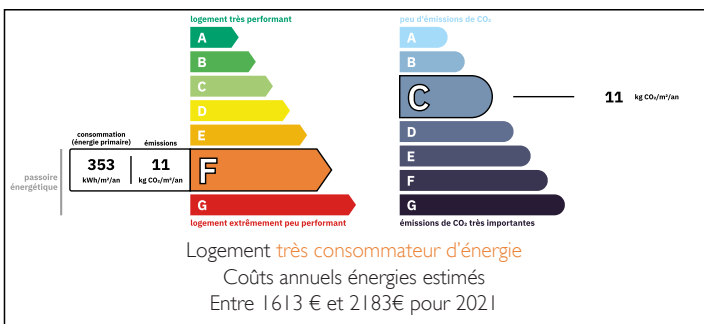
Town:	Ambrières-les-Vallées
Department:	Mayenne
Bed:	3
Bath:	2
Floor:	110 m ²
Plot Size:	170 m ²

IN BRIEF

Lovely property in a very quiet area of a popular village with all amenities within walking distance. 3 bedrooms and 2 bathrooms with scope to expand as there is 30m² loft too. Enclosed back garden with terrace area for outside apéros. Ideal as a main residence or the perfect holiday home.



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.



DESCRIPTION

This character granite property is perfectly situated as it is off a tiny lane but minutes on foot to all this popular village has to offer.

You enter into a reception hall (6.5m²) with space to hang coats and store shoes. The kitchen diner (12.1m²) is a mix of fitted and free standing furniture and has space for a dining table. The sitting room (19m²) is also bright and spacious with a central fireplace (gas fire). There is a downstairs shower room (4.1m²) which includes a WC, hand basin, wc. The original oak staircase leads you to the 1st floor where you will find the main bedroom (12.7m²) with feature fireplace and great natural light coming in from 2 large windows. The second bedroom (10m²) also has space for storage along with a 3rd bedroom (12.2m²) is currently used as an office and includes a feature fireplace and a wood burning stove. A family size bathroom (6.3m²) includes a bath, WC, washbasin along with a storage cupboard ideal for towels and bedding. Original oak flooring is found throughout on this floor. The second floor has a staircase leading to the loft (30m²) where the large space is perfect for storage, games room or to convert into extra living space. The property comes with a large cellar (41m²) with access from the house and outside. An enclosed garden is a little sun trap and has a lawned area with borders, decking terrace and a shed used...

LOCAL TAXES

Taxe habitation: EUR

NOTES