

UNDER OFFER Beautifully presented country cottage in 4000m2 of garden with pretty views.

EXCLUSIVE



INFORMATION

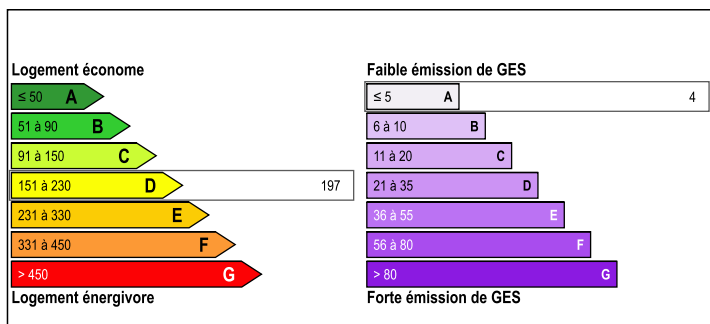
Town:	Couesmes-Vaucé
Department:	Mayenne
Bed:	2
Bath:	1
Floor:	83 m2
Plot Size:	3998 m2

IN BRIEF

Immaculate presentation of this 2 bed cottage that would be ideal as either a second home or a permanent residence. Situated in a quiet location though only 2.3km to basic amenities.



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

Situated in the lovely Mayenne countryside sits this pretty property with 4000m² of garden. Quiet aspect off a tiny lane and surrounded by lovely views.

You enter into a living room (26.4m²) with dual aspect windows and access directly to both a front and back terrace. A solid fuel woodburner takes central position and is perfect for cooler winter evenings. The pretty fitted country kitchen (11.6m²) has plenty of storage space, a dining area and the window above the sink is the perfect spot to look out onto the garden and fields beyond. All large electrical appliances fitted and freestanding are included in the sale. A handy utility room (4.6m²) has plumbing for a washing machine and is perfect for extra storage requirements. From the living room the staircase takes you to a landing. Bedroom 1 (17.2m²) has oak beams and dual aspect windows making it a light and airy space. Bedroom 2 (13.9m²) has fitted storage, 3 meter high ceiling and feature granite stoned window. A shower room (6.2m²) is bright and modern and includes a wc, large enclosed shower and wash basin. To the back of the property directly from the living room is a covered terrace. The perfect space for al fresco dining, take shade from the sun and look out onto the garden. There is a gravelled front terrace that is another place you can relax taking in the scenery. The garden wraps around the whole house and is...

LOCAL TAXES

Taxe habitation: EUR

NOTES