

On the edge of the village sits this newly renovated 2 bed cottage with large garden.



INFORMATION

Town:	Landivy
Department:	Mayenne
Bed:	2
Bath:	1
Floor:	75 m2
Plot Size:	1061 m2

IN BRIEF

Set in the countryside but walking distance to amenities sits this semi detached 2 bedroom cottage. The current owners have done extensive work on the property and are continuing with works. Large garden, walking distance to Landivy centre and also a local footpath with country walks.



ENERGY - DPE

DPE not required.

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

Entering into the kitchen diner with newly fitted units, space for a dining table and access to the garden. There is a utility room with storage cupboard, space for a washing machine, and wc. The living room has two storage cupboards, central fireplace and wood burner. Upstairs are two light and bright double bedrooms with original wood floors. The spacious bathroom has a free standing shower, bath, wash basin and wc. To the outside there is a small front garden, and a large side and back garden with views over the surrounding countryside and the village church. Double glazed through out. Tax fonciere 168€

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe habitation: EUR

NOTES