

Charming 3 bed property with lovely open views of the countryside, spacious garden, garage and outbuilding.

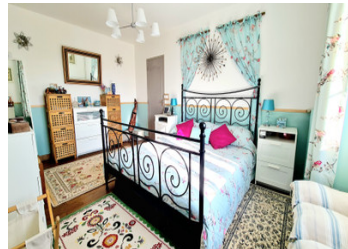


INFORMATION

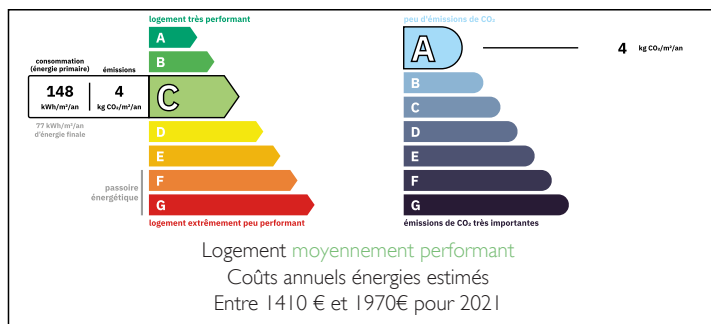
Town:	Gorron
Department:	Mayenne
Bed:	3
Bath:	2
Floor:	123 m2
Plot Size:	1560 m2

IN BRIEF

Situated at the end of a tiny lane in a quiet hamlet you will find this attractive property that is ideal as either a permanent home or your perfect French getaway. Spacious accommodation with several double doors opening out onto the front terrace. Good size plot of 1564m2 including a decking terrace with summerhouse making the most of the far reaching country views. Excellent energy rating C and newly fitted double glazed windows, heat pump central heating system, wood burner and pellet burner. The property is fitted with a VMC air flow unit. Spacious reception rooms, a large downstairs bedroom with its own ensuite and the upstairs offering two large doubles and a bathroom. The garage and outbuilding are both ideal for storage, workshop, hobby room etc. 4 km to a popular market town with all 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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

HOUSE

Through double doors you enter into a dining room/entrance hall (14m²) with traditional hexagonal floor tiles, views to the garden and a recently installed pellet burner. Space for a family size dining table. The living room (28m²) is a generous size and has a beautiful granite stone fireplace with wood burner taking central position and the main focal point. Two sets of double doors allow views of the exterior and are perfect opened up on a hot day to let the breeze in. The spacious ground floor master bedroom (17.5m³) has a private ensuite shower room 5.2m² with WC. The kitchen is situated next to a utility room (access to the garage) which is perfect for storing items not used on a daily basis. A large walk in storage area that also houses the newly fitted heat pump system and newly fitted hot water tank, along with separate WC completes the ground floor. To the first floor there are two generous double bedrooms (16m² and 15m²). Both are light and spacious with pretty views from large south facing windows over the local Mayenne fields. A family bathroom (6.8m²) is partially tiled and consists of a bath with shower attachment, bidet and wash basin. There is a separate WC found on this floor.

EXTERIOR

The front of the property consists of a large driveway accessed through private gates, pretty rose beds, lawn area and a raised decked terrace with summerhouse. Perfect spot for apéros, BBQ...