

Two Bedroom House in Quiet Village with Garage & Outbuilding



INFORMATION

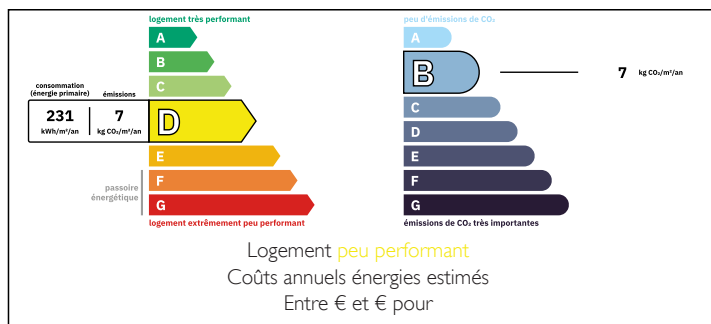
Town:	Madré
Department:	Mayenne
Bed:	2
Bath:	1
Floor:	94 m2
Plot Size:	0 m2

IN BRIEF

Two bedroom house in a quiet village with an outbuilding that could be used as a studio or extension to the house. Large Garage with an upper floor.



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 house is situated down a lane in a quiet village. The lane leads into the open countryside with walks and views.

Entering the front door house comprises of :

Lounge : 19.6m²

Kitchen/diner : 7.18 m²

Ground floor Bedroom: 11.10 m²

Shower Room & WC: 4.09 m²

Stairs lead out of lounge to large bedroom : 14.29 m² with an area for a dressing room 2.32 m²

Attached to the house is the outbuilding consisting of two rooms of 16.4m² & 7.08m² with water & electricity. Could become a studio or an extension to the house.

Outside is a courtyard garden and access to the large cave/sous sol.

Large garage of 48.8m² which also has electricity and an upstairs floor

The village of Madre is located in the Mayenne but on the borders of the Orne. Location: Ideally situated just 15 minutes from the spa town of Bagnoles de l'Orne, known for its casino, cinema, leisure lake, and all essential amenities. The medieval village of Lassay-les-Châteaux, rich in history and charm, is also only 15 minutes away. The nearest school is a short 8-minute drive.

1 hr 30 to the nearest ferry port

4hrs to Calais

1 hr 40 to nearest Airport

3hr 30 to Paris

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

LOCAL TAXES

Taxe foncière: 200 EUR

Taxe habitation: EUR

NOTES