

Spacious 3-bedroom home located on the edge of a village - room for expansion



INFORMATION

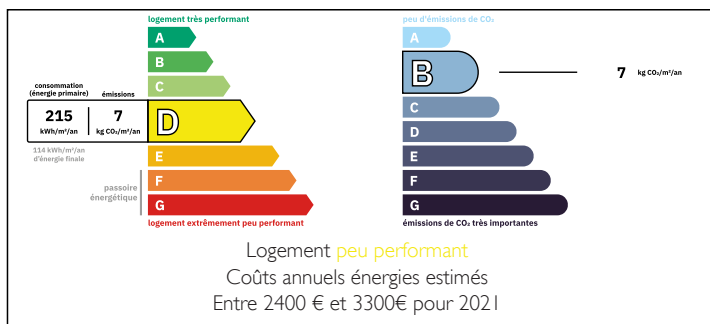
Town:	Lignières-Orgères
Department:	Mayenne
Bed:	4
Bath:	2
Floor:	250 m2
Plot Size:	556 m2

IN BRIEF

Great 3 Bedroom house on the edge of a village, with a second property and off road parking and a garden



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 spacious house is situated on the edge of a village and is an ideal family home with ample accommodation throughout and the opportunity to renovate the second house to a gite or granny annexe.

On entering the property you have a hallway with tiled floor : 22.38m² and a ground floor shower room with WC 4.14m², a ground floor bedroom: 10.64m² and a larder/storeroom: 11.39m².

At the end of the hallway is a doorway leads to the workshop 53m². The workshop doubles up as a garage and has large doors to the front of the property and doors onto the garden at the other end.

Also on the ground floor is a lounge/kitchen: 38.58m² with log burner and leads onto the office:22.62m², which has stairs upto a bedroom: 12.67m².

The stairs from the entrance hall take you upto a landing area: 22.54m², a shower room with WC: 4.69m² and a large bedroom with beams and wooden floor:36.49m² and 4 velux that create a nice bright room.

There is access here to the attic room: 27m² (currently used as storage)which could be knocked into the cottage next door.

The separate cottage to renovate has electricity and a large fireplace and is approx38m² and has an upstairs hayloft.

There is a private gated driveway with a front courtyard with parking for upto 3 cars. The back of the property has a large field/garden with an open hangar, approx 9mx16m and parking for camper/cars.

The village of Lignieres-Orgeres is...

LOCAL TAXES

Taxe habitation: EUR

NOTES