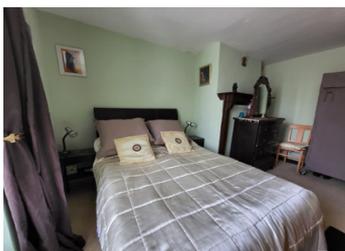


Spacious end of terrace village property not far from popular Gorrion.



## INFORMATION

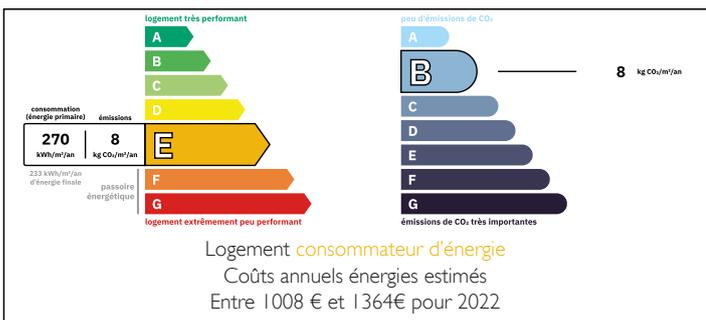
Town:	Couesmes-Vaucé
Department:	Mayenne
Bed:	3
Bath:	1
Floor:	73 m2
Plot Size:	343 m2



## IN BRIEF

Conveniently located in the village centre, this is a well presented, spacious, three bed property with outbuildings and garden. The inside space is deceptive and the house is connected to mains drainage. St Malo 120km. Rennes airport 101km. Caen 125km. Mont St Michel 72km. An ideal holiday property or a permanent home. Viewing is recommended.

## 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 heart of a sleepy village.

Ground Floor:

You enter into a good sized 30m<sup>2</sup> living/kitchen/diner with fireplace and a kitchen area with fitted units.

First Floor:

Stairs go up to a landing area where you find two bedrooms, one of which is a double 136m<sup>2</sup>, the other around 7.1m<sup>2</sup> and a family bathroom of 4.3m<sup>2</sup>.

The house benefits from double glazing throughout.

Second Floor:

Under eaves you find a large and light double bedroom of about 30m<sup>2</sup> with a large built-in cupboard for storage.

Outside:

Directly outside the back door of the property is a gravelled courtyard, perfect for summer dining. There is a large barn divided into three parts. The far left hand side belongs to this property with a floor area of approximately 18.4m<sup>2</sup>. The other two parts belong to the neighbouring properties. To the left of the back door is another small stone outbuilding, again offering generous storage along with the barn space that is double height. There is a gate with access to the front street. Beyond the small outbuilding is a private lawned garden area. Also in the courtyards a small wooden lean-to that houses an outdoor WC, handy when you are gardening.

A roomy property and early viewing is essential to appreciate the opportunity.

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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