

Large maison de maitre style house in a thriving village centre not far from Louvigné du Desert.

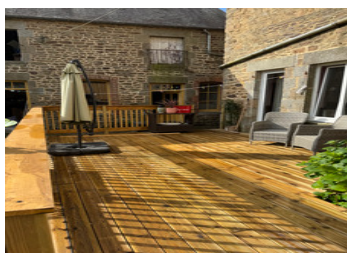
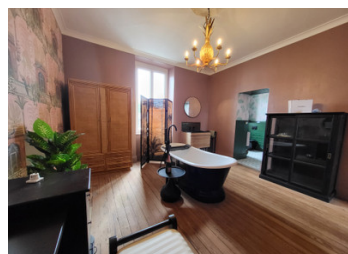


INFORMATION

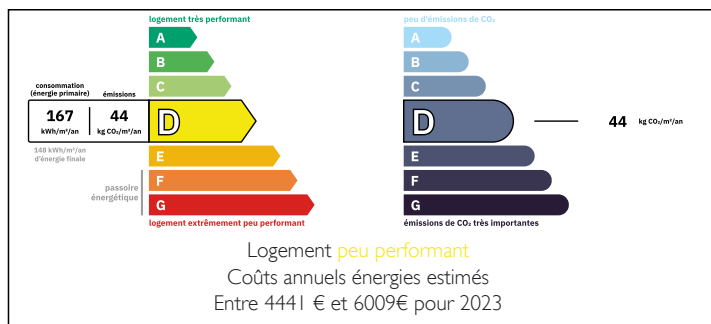
Town:	Landivy
Department:	Mayenne
Bed:	5
Bath:	3
Floor:	224 m2
Plot Size:	530 m2

IN BRIEF

A beautifully styled former doctor's surgery right in the heart of a popular north Mayenne village. Recently renovated throughout, this is an impressive 5 bed family home with recent electrics and plumbing. It must be seen to appreciate the opportunity. Ernee 22km. The market town of St Hilaire du Harcouët 13km. St Malo 92km. Rennes airport 79km. Early viewing is essential.

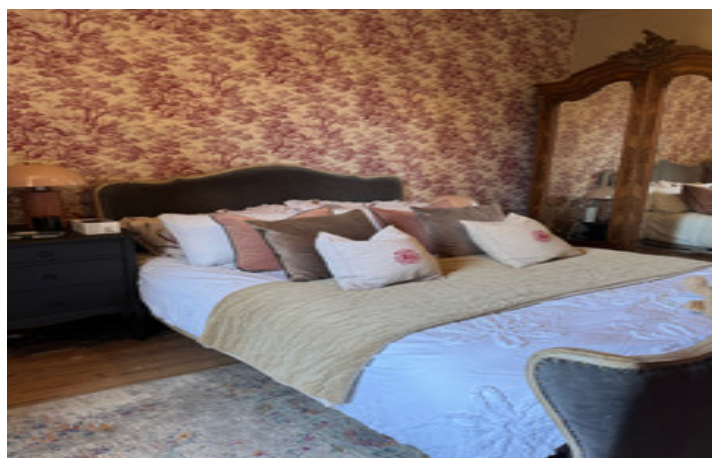


ENERGY - DPE



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

Ground floor.

You enter into a large and light hallway with the recently fitted shaker style wood kitchen to your left with a generous granite topped island and tiles floor. To your right is a good sized, light living room around 20m² with woodburning stove. Glazed doors go through to a generous dining area of 17.5m². Original built-in cupboards remain adding to the character of the building. Flooring is solid wood parquet. At the back of the entrance hall is a cosy seating area with storage and a bar space.

First floor.

Solid wood stairs go to a 11.5m² bedroom with a view over the rear garden. Up a couple more steps and you find yourself in a landing space where you find two spacious double bedrooms and much more. To your left is a roomy master suite consisting of a double bedroom of 18.5m² with a view over the rear garden. Off here there is an opulent dressing room of around 18m² with freestanding roll top bath and a sink unit. From the dressing room, you go through to a beautifully appointed shower room of 6.5m² with a large open shower. To the right on the landing you go into another very good sized double bedroom of about 17.5m², also with a 5m² dressing/storage area that leads into another well appointed shower room of 5.5m² with an open shower unit.

Second Floor.

On the second floor, there are...