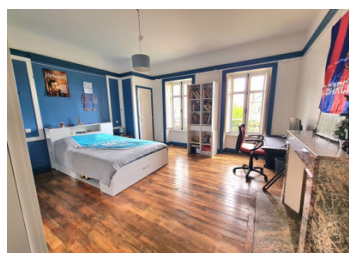


Magnificent 6 bedroom residence set in 3800m2 of gardens with pool and guest house.



INFORMATION

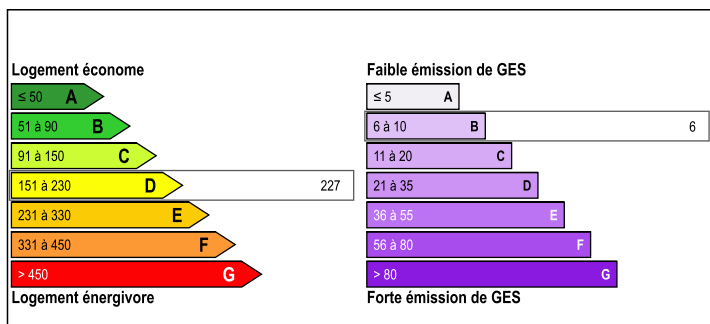
Town:	Gorron
Department:	Mayenne
Bed:	6
Bath:	3
Floor:	240 m2
Plot Size:	3800 m2



IN BRIEF

This elegant property offers a rare opportunity to purchase a spacious 6 bed family home set in 3800m2 of walled gardens, swimming pool and independent guest cottage (works needed). There is scope to expand the living space if required. Situated on the edge of a popular market town in an envious position with views overlooking the town and surrounding countryside. Walking distance to shops, bars and restaurants.

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

You enter into a spacious hallway (20.3m²) complete with convenient understairs storage and direct access to a generous west-facing terrace, ideal for enjoying picturesque sunsets and looking out over the swimming pool and country views.

The heart of the home is the well-appointed family kitchen (28m²), designed for both everyday living and entertaining. This space features a central island for dining, ample floor-to-ceiling storage and quality built in appliances.

Adjacent to the kitchen is the expansive open-plan lounge and dining area (53m²) flooded with natural light from dual-aspect windows. The dining area has space for a large dining table along with a living/tv area with large sliding doors leading out onto a second terrace looking out onto the gardens. A striking central fireplace (currently not in use but ready for refurbishment) adds character along with the solid wood flooring and high ceiling.

On the ground floor, you will also find a practical utility room (7m²) and a separate WC, conveniently placed next to a back door accessing the garden. The perfect boot room also with further storage space.

From the entrance hall a beautifully crafted turned oak staircase leads to a spacious landing with built-in storage. A potential office area maybe, ideal for remote work or studying.

The master bedroom (21.8m²) also benefits from dual-aspect windows, and a private en-suite shower room with wc (5.7m²). Two additional large double bedrooms (21.9m², 16.2m²) share access to a jack and jill bathroom with...