

Quaint 2 Bedroom Cottage with outbuildings and land



INFORMATION

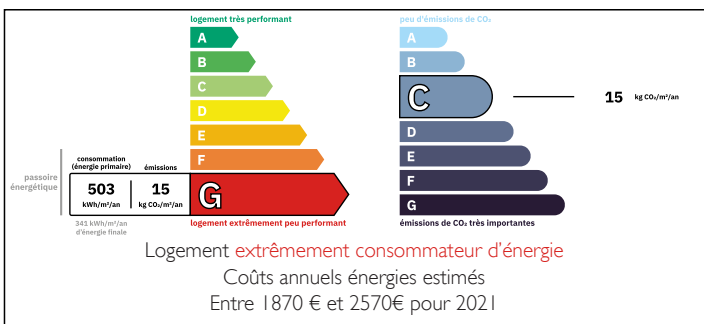
Town:	Chantrigné
Department:	Mayenne
Bed:	2
Bath:	2
Floor:	80 m ²
Plot Size:	1000 m ²



IN BRIEF

This two-bedroom cottage, once a weaver's home, has a lot of character and charm. With its picket fence, it's the perfect spot for a holiday getaway or a peaceful retreat. Located in a quiet hamlet, it's just minutes from local amenities.

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

The property has steps leading up to the front door, which opens into the entrance hall and then kitchen/diner (28.19 m²), featuring a log burner and windows at the front and back. There is a ground floor WC by the front door.

From the kitchen, two steps lead up into the lounge (20.57), a bright and airy space with Velux windows on both sides. The fireplace has an electric log-effect burner, creating a cosy feel.

Stairs from the dining area take you upto a landing (6.7m²) and to the bathroom with WC (3.12m²) and a carpeted bedroom (9.80m²) which has a double bed and a single under the velux
The ground floor bedroom (12.42m²) is a separate annexe to the main cottage and accessed by a separate door at ground level, with a separate shower room and WC (3.145m²).

Outside, there's a summer house (12.29m²) in the front garden which could do with a little refreshing but is a great spot for relaxing or entertaining. There's also an outbuilding currently used as a tool shed, plus plenty of parking space. Plus there is a cave under the cottage very useful for storage.

The garden wraps around the side of the property, and across the quiet lane, there's a field that belongs to the house. The lane leads to just one other property, making this a very peaceful setting.

Only 5 minutes from the medieval village of Lassay Les Chateaux with all amenities including supermarket, vets, doctors, Banks,...

LOCAL TAXES

Taxe habitation:

EUR

NOTES