

## Quaint 2 Bedroom Cottage with outbuildings and land



## INFORMATION

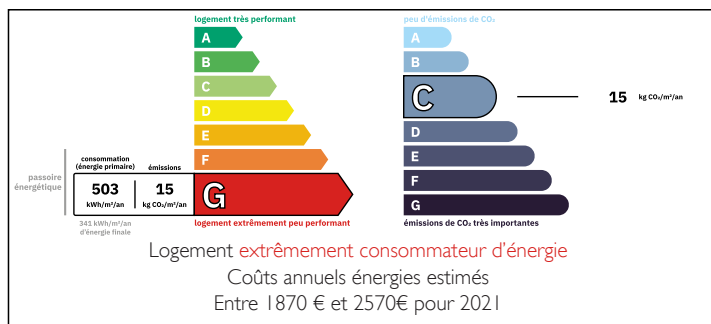
Town:	Chantrigné
Department:	Mayenne
Bed:	2
Bath:	2
Floor:	80 m2
Plot Size:	1000 m2

## 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



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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

The property has steps leading up to the front door, which opens into the entrance hall and then kitchen/diner (28.19 m<sup>2</sup>), 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 up to a landing (6.7m<sup>2</sup>) and to the bathroom with WC (3.12m<sup>2</sup>) and a carpeted bedroom (9.80m<sup>2</sup>) which has a double bed and a single under the velux. The ground floor bedroom (12.42m<sup>2</sup>) is a separate annexe to the main cottage and accessed by a separate door at ground level, with a separate shower room and WC (3.145m<sup>2</sup>).

Outside, there's a summer house (12.29m<sup>2</sup>) 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.

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