

Modern detached property on the edge of a village near popular Gorrion.



EXCLUSIVE

## INFORMATION

Town:	Désertines
Department:	Mayenne
Bed:	3
Bath:	2
Floor:	215 m2
Plot Size:	3000 m2

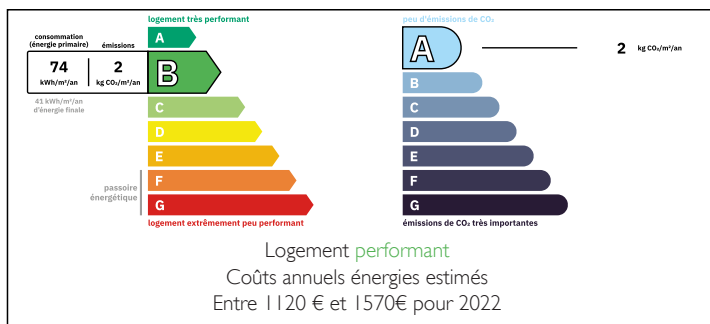
## IN BRIEF

A roomy detached three bedroom family home built in 2012, set in three quarters of an acre of land. Situated on the edge of a rural village the location is quiet but not isolated. Currently the accommodation is all on one level with a large basement garage, workshop and cave. Double glazed throughout with electric shutters and under floor heat pump central heating. A must see property in a convenient location with all modern conveniences with surprising character.

St Malo 103km  
Mont St Michel 57km  
Rennes airport 88km  
Ferry Caen 110km

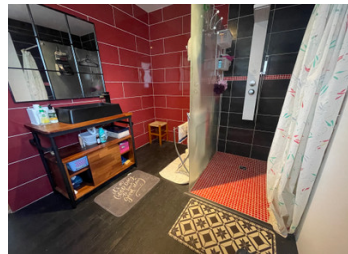


## ENERGY - DPE



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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.



## DESCRIPTION

Set back from a country lane this property is deceptive.

Ground floor.

With the living accommodation all on one level, this property keeps on giving. You enter into a large and light hallway. The impressive living room to your right as you enter the house is a light and airy double height space of 56m<sup>2</sup> with wood burning stove. Directly in front of the main entrance, a doorway goes to the fitted kitchen area, built in hob and oven, with generous island unit. Patio doors lead to the rear terrace which does need finishing. This property gives you all the modern comforts. It is well insulated, it is double glazed throughout with electric shutters and also benefits from recent heat pump central heating.

If you go left as you enter the house you find a corridor where you have a roomy 17m<sup>2</sup> double bedroom to your right with built-in storage, on the left is a spacious 3.4m<sup>2</sup> WC. The corridor also takes you to a 7.5m<sup>2</sup> wet room and another good sized 16.5m<sup>2</sup> double bedroom. At the end of the corridor there is a separate WC and another large 15m<sup>2</sup> shower room. Off here is a 5m<sup>2</sup> dressing room with a door leading to the double aspect 26m<sup>2</sup> master bedrooms. Not forgetting a spacious 7.5m<sup>2</sup> utility room. All the bedrooms have patio doors leading to the terrace. The light and feeling of space is wonderful...

## LOCAL TAXES

Taxe foncière:	1 135 EUR
Taxe habitation:	EUR

## NOTES