

This ideal holiday home is situated in pretty Ambrières Les Vallées. Walking distance to shops and river walks

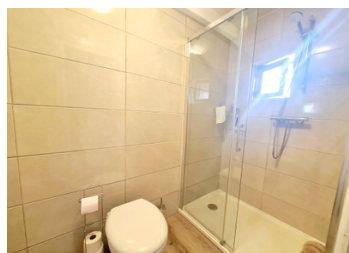


INFORMATION

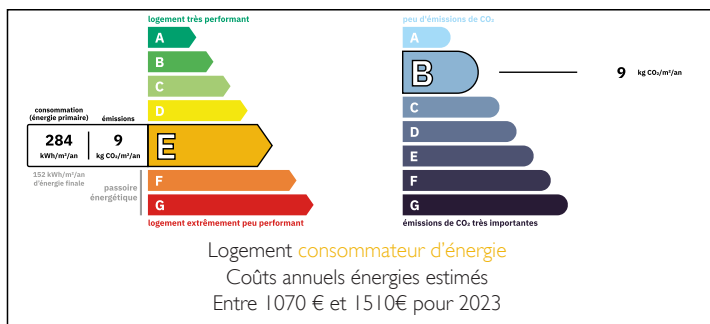
Town:	Ambrières-les-Vallées
Department:	Mayenne
Bed:	2
Bath:	1
Floor:	54 m2
Plot Size:	0 m2

IN BRIEF

Perfect lock up and leave town house with access to shops bars and restaurants all within walking distance. A popular bakers is situated less than a minutes walk away. Ambrières Les Vallées is a lovely small town with everything nearby and this cottage would be the perfect place to make the most of all this area has to offer. Pretty picnic areas and walks all nearby.



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

You enter into a main living room with kitchen area, lounge and dining area. A wood insert fireplace is perfect for chilly evenings. Off the living room is a WC and a storage room. To the first floor there is a good size landing leading to two double bedrooms. As these bedroom are one leading off to another they are perfect for visitors or could be ideal as a bedroom with a marge dressing area or study. The choice is yours! To the second floor there is a large attic space that could be converted or ideal as storage.

This is the perfect base for exploring what this area has to offer. Many walks and activities are all in in the region and you are 12km to lovely Mayenne and the beautiful Lassay les Châteaux. 138 km to Ouistreham ferry port.

Double glazed, mains drains, insert wood burner, electric radiators.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe habitation: EUR

NOTES