

Pretty 3 bed property set in over 8000m2 of land and only 2km from Gorrion market town.

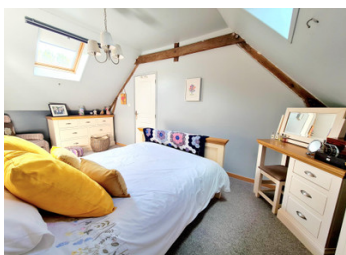


## INFORMATION

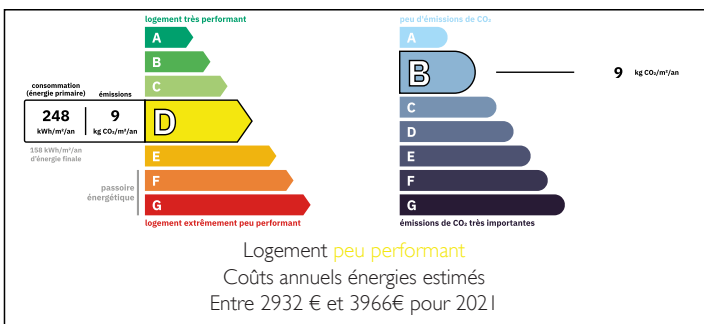
Town:	Gorrion
Department:	Mayenne
Bed:	3
Bath:	2
Floor:	150 m2
Plot Size:	8078 m2

## IN BRIEF

Tucked away at the end of a quiet lane in a peaceful hamlet just 2km from Gorrion, this charming and spacious 3 bed country home offers light-filled living areas, including a ground floor bedroom with en-suite and dressing room. Outside you can enjoy a sunny BBQ terrace, a small orchard, vegetable patch, greenhouse, large lawn areas partly surrounded with mature trees—perfect for relaxed country living with all the amenities of Gorrion market town just 2 km away.



## 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

You enter into a bright kitchen-diner (34.9m<sup>2</sup>) that mixes modern touches with original character. The oak beams give it real charm, while the dual-aspect windows flood the space with light and views of the garden. It's the perfect place for cooking, chatting, and entertaining and the modern fitted kitchen has plenty of storage space and work surfaces. Just off the kitchen is a utility room (3.5m<sup>2</sup>) with extra storage, and a spacious office/hobby room (8m<sup>2</sup>) – ideal for working from home or getting creative.

The lounge (44.7m<sup>2</sup>) is another great family space, with several windows looking out over the garden and terrace. Doors open straight onto the terrace for easy indoor-outdoor living, and a cozy wood-burning stove in a central fireplace is perfect for relaxing evenings.

On the ground floor you will find the parental suite. A generous size double bedroom (12.7m<sup>2</sup>), a walk-in dressing room (6.7m<sup>2</sup>) that's fully fitted out, and a stylish en-suite shower room (5.8m<sup>2</sup>). To the first floor there are two large double bedrooms (11m<sup>2</sup>, 10.8m<sup>2</sup>). Both have dual aspect velux windows letting in plenty of natural light and space for furniture. A family bathroom (5.3m<sup>2</sup>) comes with both a bathtub and a separate freestanding shower – plenty of space for everyone.

The garden really makes this place special. The south-west facing terrace is a brilliant spot for summer dinners or evening drinks, surrounded by mature plants and shrubs. There's a small orchard and vegetable patch with a greenhouse ready for use,...

## LOCAL TAXES

Taxe habitation: EUR

## NOTES