

A perfect primary or holiday 4 bedroom home, ready to move in!

EXCLUSIVE



INFORMATION

Town:	Saint-Julien-du-Terroux
Department:	Mayenne
Bed:	3
Bath:	3
Floor:	120 m2
Plot Size:	4254 m2

IN BRIEF

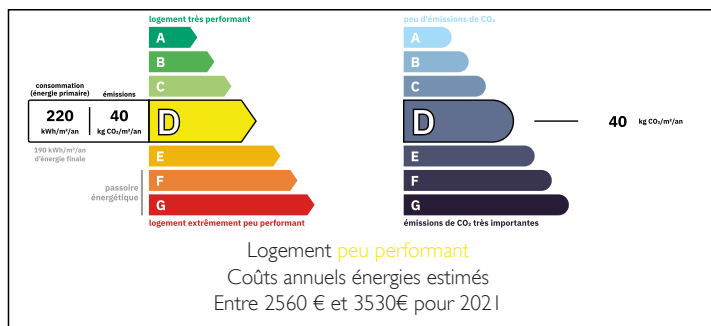
Hamlet property setting between spa town Bagnoles de l'Orne and the medieval town Lassay les Chateaux, in a country side setting ideal for those who love walking, biking.

With land for horse lovers, and a beautiful orchard with apple trees , chestnut trees.

Close to the river Mayenne for the keen fishermen too.

Easy walking distance of the local village with bakery, butcher, grocer, doctors and primary school.

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 main entrance opens to the fitted kitchen, the dining area, laundry room and the shower & toilet room.

The kitchen opens to the living room with woodburning stove and a direct access door to the back yard/orchard.

The wood stairs lead up to the first floor with 3 bedrooms. One master bedroom, generous size, own shower and toilet facilities and a Juliet balcony. There are two other bedrooms at the first floor, one used as an office, and a large bathroom, wc and double sink.

The stairs lead up to the attic where is the 4th room /playroom or dressing.

The outside space in front of the house has a sitting area for dining or simply relaxing !

The property has a big barn close to the house and two extra outbuildings.

Land (2000 square meters) for horse lovers!

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