

Beautifully presented home with spacious rooms, double garage, private outdoor space, close to shops.



## INFORMATION

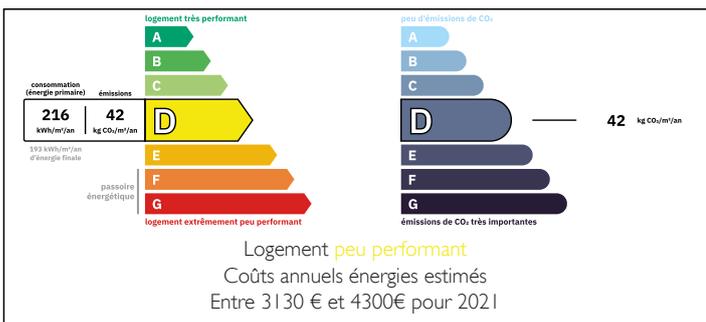
Town:	Saint-Denis-de-Gastines
Department:	Mayenne
Bed:	4
Bath:	2
Floor:	187 m2
Plot Size:	80 m2

## IN BRIEF

This charming village home has been beautifully presented and offers plenty of versatile living space, making it perfect for a growing family or anyone looking to run a bed and breakfast. A handy ground-floor bedroom and bathroom add convenience, while the modern kitchen connects directly to the double garage and workshop. Outside, you'll find a lovely, fully enclosed walled courtyard – a private space to relax or entertain. Set in a picturesque village with good local amenities, this property offers both comfort and character, making it a wonderful home or a business opportunity with B&B potential.



## 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

Step into the welcoming reception hall (12 m<sup>2</sup>) and you'll find a bright, open lounge and dining area (40 m<sup>2</sup>), complete with an elegant fireplace and wood-burning insert that adds both charm and warmth. The kitchen (33 m<sup>2</sup>) is the heart of the home, offering space for both breakfast and sitting areas, with doors leading out to the sunny courtyard – a perfect spot to relax or enjoy a morning coffee. A pantry storage room (8m<sup>2</sup>) is tucked just off the kitchen along with a WC. Also on the ground floor is a good-sized double bedroom (14 m<sup>2</sup>) and a shower room (7.8 m<sup>2</sup>) with WC, along with a fitted storage cupboard, providing practical and versatile living space for family or guests.

A traditional staircase leads you up to the first floor, where the landing opens onto three spacious bedrooms (35 m<sup>2</sup>, 14.4 m<sup>2</sup>, 9 m<sup>2</sup>), each with high ceilings, decorative coving, and ceiling roses that add character and charm. A modern shower room (7 m<sup>2</sup>) sits alongside a separate WC.

The second floor offers access to a generous loft space (70 m<sup>2</sup>) with exposed beams and wooden flooring – ideal for storage, or for anyone with a project to create a hobby room, extra bedrooms, or a bathroom.

Outside, the property boasts a pretty, fully enclosed walled courtyard with a BBQ area and storage, enjoying a sunny, private aspect with no overlooking neighbours. From the kitchen, there is direct access to a double garage (54 m<sup>2</sup>) with electric doors, as well as a handy workshop.

Set on a...

## LOCAL TAXES

Taxe habitation:

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## NOTES