

Superb Maison de Maitre situated in the heart of Gorrion with 3/4 bedrooms, good outside space and large garage



INFORMATION

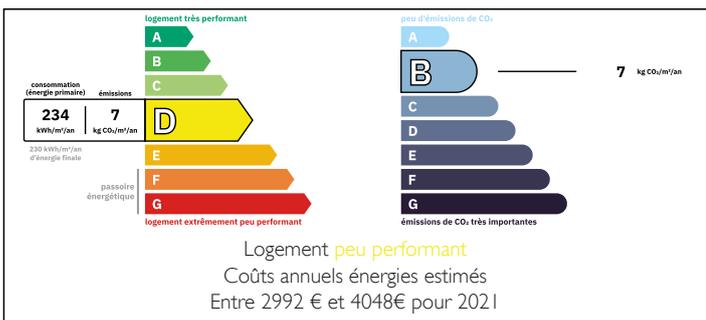
Town:	Gorrion
Department:	Mayenne
Bed:	4
Bath:	2
Floor:	170 m2
Plot Size:	717 m2



IN BRIEF

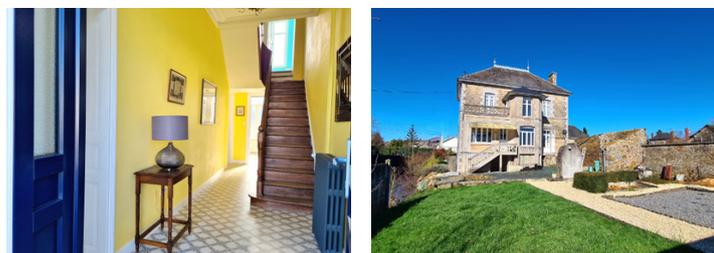
This stunning property is the perfect home for those who love original period features, bright, spacious rooms, and tasteful modern touches throughout. Situated in a popular market town, you are within walking distance of all amenities and have the opportunity to immerse yourself in the local culture. Offering generous outdoor space the property is also close to the river and benefits from fishing rights for local brown trout. With an abundance of space throughout, this home is ideal for family living, yet it would equally suit those seeking a charming pied-à-terre — the second property you've always dreamed of.

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

Step through the front door into a welcoming entrance hall that immediately hints at the character and space this home offers. The sitting room (27.9m²) is a particularly bright and comfortable space, with windows on three aspects allowing natural light to flood in, and direct access to the rear garden — ideal for everyday living as well as entertaining.

The formal dining room (21.8m²) is rich in original features, including a central marble fireplace, wooden flooring and impressive floor-to-ceiling cupboards. Dual-aspect windows, elegant coving and a decorative ceiling rose add charm and authenticity, making it a wonderful room for hosting family and friends.

The modern fitted kitchen (13.7m²), complete with a central island, offers generous storage and ample work surfaces. From here, doors open directly onto the rear terrace. A contemporary ground-floor shower room (6.6m²) with WC completes this level.

The carved oak staircase leads to the first-floor landing. The master bedroom (17m²) is full of character, with a feature marble fireplace, wooden flooring and dual-aspect windows. It also benefits from a spacious dressing room (10.3m²), which could easily serve as a fourth bedroom or a cosy family room if required.

A second double bedroom (13.5m²) features floor-to-ceiling doors opening onto a private terrace — the perfect spot for breakfast while enjoying views over the garden and the River Colmont as it passes through the town. The third bedroom (13.5m²) is also generously sized and dual aspect. This floor additionally offers a second shower room (6.6m²) with WC...

LOCAL TAXES

Taxe habitation: EUR

NOTES