

Super lock up and leave 3 bedroom holiday cottage with courtyard, garden and garage



INFORMATION

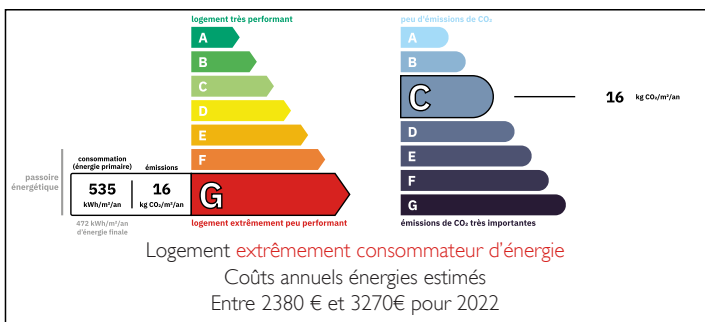
Town:	Saint-Pierre-sur-Orthe
Department:	Mayenne
Bed:	3
Bath:	1
Floor:	69 m ²
Plot Size:	356 m ²

IN BRIEF

Charming character cottage ideally positioned for a peaceful holiday retreat, rental investment, or easy-to-maintain second home, set on a quiet country lane just 10km from the attractive market town of Sillé-le-Guillaume which is renowned for its 15th-century château, beautiful surrounding forest, and stunning 32-hectare lake with beach, ideal for walking, cycling, swimming, fishing and watersports. Excellent transport links with direct rail services to Paris (approx. 1.5 hours) and Le Mans (approx. 20 minutes), while the Cross-Channel ferry port at Caen is approximately 140km away.

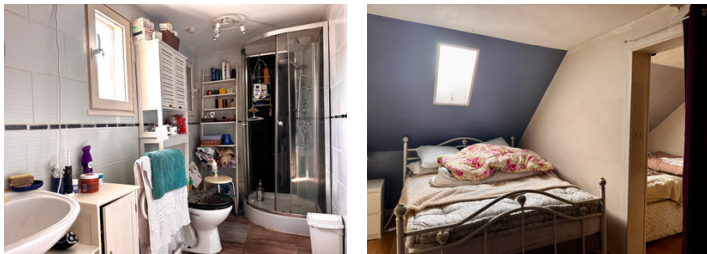


ENERGY - DPE



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

Accommodation Comprises:

Ground Floor

Enter into an open hallway leading to a spacious fitted kitchen with a range of units, modern pellet stove and included white goods.

Cosy lounge with tiled flooring and wood-burning stove

Ground floor bedroom with front-facing window.

Shower room with WC, wash basin and corner shower.

Door from hallway opening onto a private courtyard, perfect for outdoor dining, entertaining or relaxing in the sunshine.

First Floor

Stairs from the hall lead to a bedroom with front window and Velux to the rear.

Interconnecting second bedroom with side window and rear Velux.

Large insulated attic space accessed from the first bedroom, ready for conversion into additional accommodation, studio space or home office (subject to permissions).

Outside

Private low-maintenance courtyard.

Separate parcel of land across the road with garage, ideal for a vegetable garden, workshop or additional leisure space.

Land backs onto a charming stream, adding to the peaceful rural setting.

Room Sizes (metres)

LOCAL TAXES

Taxe habitation: EUR

NOTES