

Attractive three bedroom detached village property offering good living space and a spacious garden.

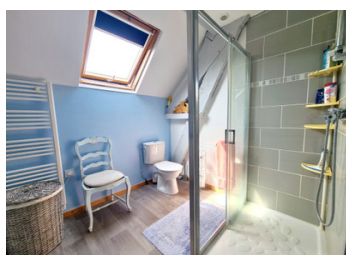


INFORMATION

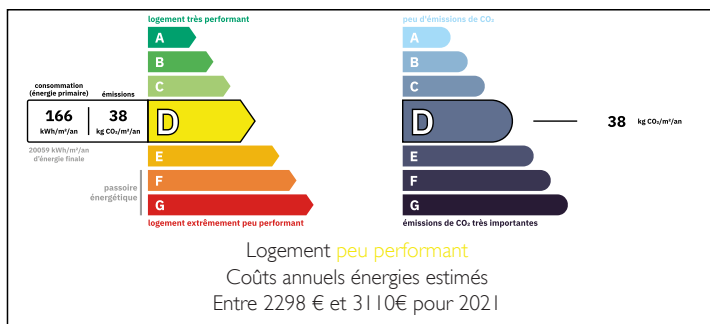
Town:	Saint-Mars-sur-Colmont
Department:	Mayenne
Bed:	3
Bath:	2
Floor:	120 m2
Plot Size:	1800 m2

IN BRIEF

Detached property offering an ideal family home, situated in a charming village in the heart of the Mayenne countryside. The accommodation includes three double bedrooms, two bathrooms, a modern fitted kitchen and great living space throughout. To the rear, a spacious and secluded south-facing garden provides excellent outdoor space.

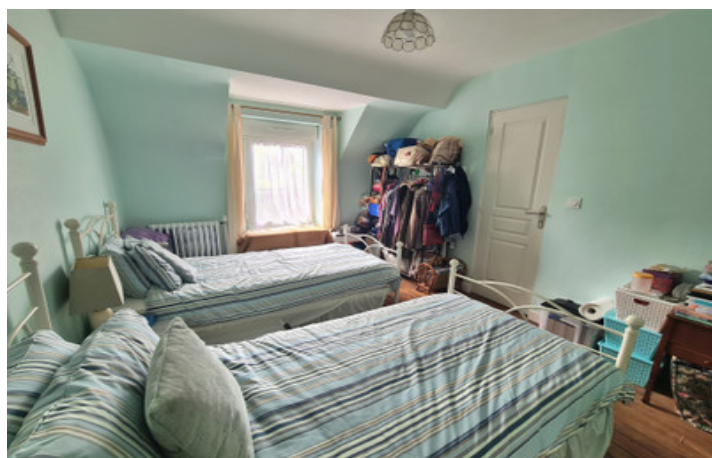


ENERGY - DPE



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

Well-presented throughout, this attractive three bedroom home offers generous internal accommodation combined with well-designed outside space, ideal as a permanent residence or equally suited as a second home.

From the entrance hall (7.8m²) with traditional tiled flooring, you enter a modern fitted kitchen (14.8m²) with integrated appliances, leading through to the dining room (12.1m²) with doors opening onto the outside terrace, providing an excellent space for entertaining.

A useful utility room (9.8m²) with external access adds further practicality and offers flexibility for use as a boot room, hobby room or home office.

The comfortable lounge (15.7m²) enjoys a pleasant outlook over the garden, creating a bright and inviting living space. A ground floor WC completes the accommodation.

Upstairs, there are three double bedrooms. The principal bedroom (15.67m²) benefits from its own ensuite shower room ((5.5m²), while the remaining two bedrooms (15.5m², 12.6m²) share a Jack and Jill style shower room (5.2m²)

The property also benefits from a spacious cellar, ideal for storage.

Outside, the fully enclosed garden offers a good degree of privacy and is well suited to keen gardeners, with space for a vegetable plot or even keeping chickens. The garden is mainly laid to lawn with a variety of mature shrubs and trees, along with a private, sunny aspect. A garden shed is perfect for storage. The front garden has also been planted with various plants and shrubs and there is a driveway for private parking.

For those wanting to live in a tranquil area that...

NOTES