

Characterful 4 bed granite home with original features, lovely mature gardens and peaceful hamlet setting.

EXCLUSIVE



INFORMATION

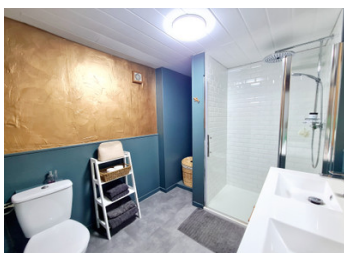
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|-------------|-----------------------------|
| Town: | Saint-Berthevin-la-Tannière |
| Department: | Mayenne |
| Bed: | 4 |
| Bath: | 3 |
| Floor: | 164 m ² |
| Plot Size: | 1980 m ² |

IN BRIEF

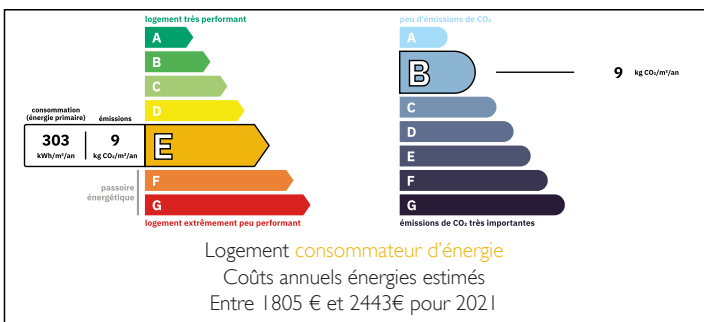
Beautifully presented and full of character, this granite stone property is steeped in history and would make an ideal family home or second home to enjoy with friends and family. The layout also offers potential to create an Airbnb if desired.

Set in a small hamlet, the house sits within pretty gardens with mature trees and a peaceful setting. Original features throughout give the property a unique feel and plenty of charm.

With amenities nearby and the medieval town of Fougères just a short drive away, it is perfectly placed for exploring the surrounding countryside.



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

Entering the property, the entrance hall leads through to the kitchen (22.2m²), fitted with country-style units and centred around a farmhouse table and pellet burner. From here, doors open into a lovely veranda overlooking the garden and sunny terrace — the perfect spot to sit and enjoy the surroundings.

The spacious living and dining room (35.8m²) is full of charm and character, with many original features including exposed oak beams, a granite window seat, central stone fireplace and an arched stone window. Once used as a wedding venue for local farmers many years ago, it is a room with a real sense of history and atmosphere.

A downstairs WC and utility room (5.1m²), with additional storage and access to the garage, complete the ground floor.

Upstairs, the main bedroom (14.5m²) enjoys views over the surrounding countryside and benefits from a large walk-in dressing room and ensuite shower room with WC (4.7m²). Off the landing is a cosy sitting area, currently used as an office space (11.2m²). The family bathroom with WC (6.8m²) features a freestanding bath, creating a relaxing retreat, and sits next to a spacious bedroom (15m²) with built-in storage. A further double bedroom (22.2m²), with vaulted ceiling and exposed oak beams, offers additional space for a dressing area if required.

On the other side of the house is another double bedroom (12.3m²) with built-in storage and ensuite shower room with WC (6m²), ideal for visiting family and friends.

Outside, the south-facing terrace is perfect for al fresco...

NOTES