

This pretty country cottage offers great space inside and out with 2700m2 of garden and several outbuildings



INFORMATION

Town:	Saint-Berthevin-la-Tannière
Department:	Mayenne
Bed:	3
Bath:	3
Floor:	151 m2
Plot Size:	2730 m2

IN BRIEF

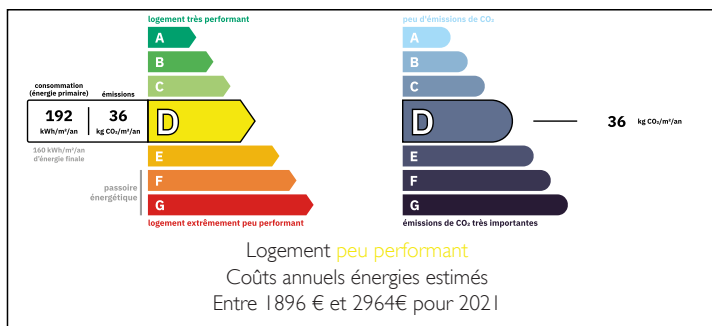
Beautiful country property set in the heart of its own private plot, surrounded by mature gardens and tucked away at the end of a peaceful country lane. Offering spacious family accommodation, this charming home combines original character features with modern-day comforts. The property benefits from two generous en-suite bedrooms, together with a convenient ground-floor bedroom and shower room, making it ideal for family living or accommodating guests.

Outside you have a large terrace and entertaining area enjoying lovely views across the surrounding countryside. There is also a polytunnel, vegetable gardens, and plenty of space to enjoy the outdoors. A range of useful outbuildings provide excellent storage, while a substantial workshop offers fantastic potential for hobbies, DIY projects, or a home-based business.

Although enjoying a peaceful rural setting, the

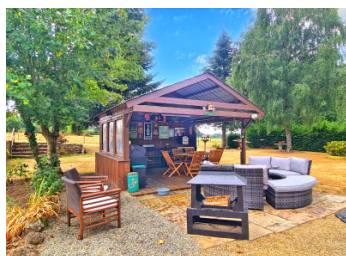


ENERGY - DPE



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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

The property is entered via a spacious veranda, providing the perfect space for entertaining or simply relaxing while enjoying the garden views. This leads into the fully fitted kitchen (27.2m²), with all appliances included in the sale. Featuring a central island and dining area, it is both practical and welcoming. While the property benefits from oil-fired central heating, the kitchen also features a pellet burner, creating a warm and inviting focal point.

A small hallway leads through to the generously proportioned living room (32.5m²). Dual-aspect windows flood the space with natural light, while direct access to the garden makes it ideal for indoor-outdoor living. Solid wood flooring, an original granite fireplace and exposed oak beam add warmth and character, with a wood-burning stove creating a cosy atmosphere during the winter months.

The ground floor also offers a spacious bedroom (15.7m²), converted from the property's original bread oven, retaining exposed oak beams and plenty of room for bedroom furniture. A wet room with WC is conveniently located nearby, together with a large utility room (17.3m²) that could equally serve as a gym, hobby room or home office. With its own independent entrance, this part of the house also offers excellent potential for a chambre d'hôtes, work space or self-contained guest accommodation.

Upstairs, the landing features a large freestanding storage cupboard, which is included in the sale. There are two spacious double bedrooms, (18.04m², 17.07m²) each. One has an en suite shower room (3.7m²) and the other an ensuite bathroom....

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