

Charming 3-bed cottage in a country setting, with pretty garden & outbuilding, 10 min walk from Gorron centre.

EXCLUSIVE



INFORMATION

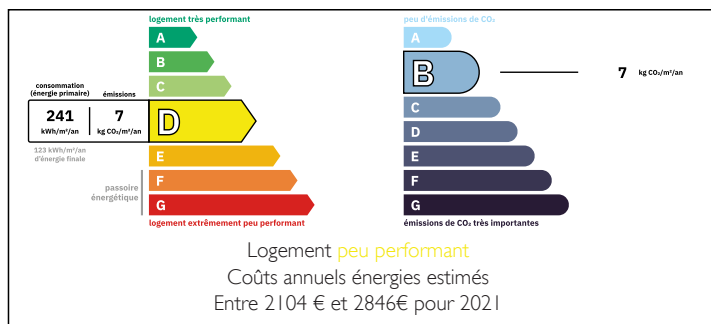
Town:	Gorron
Department:	Mayenne
Bed:	3
Bath:	2
Floor:	100 m2
Plot Size:	1800 m2

IN BRIEF

This charming 3-bedroom stone cottage enjoys the enviable position of being surrounded by the peace and tranquillity of the countryside, while being just a 10-minute walk from the centre of the popular market town of Gorron. Ideal as a permanent residence or second home, the property offers generous outside space, a workshop, garage, newly installed septic tank, ground-floor bedroom and shower room, together with plenty of scope to further extend or adapt the accommodation.



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 opens into a bright, open-plan kitchen and dining area, with a centrally positioned pellet burner creating a warm and welcoming focal point. Windows overlook the pretty garden and courtyard. The adjoining living room also enjoys views over the garden, with a staircase leading directly to a mezzanine area which could be used as a hobby room, studio, office or additional living space. A ground-floor double bedroom benefits from built-in wardrobes and direct access to the terrace. A shower room with WC is located alongside, while a small hallway provides useful built-in storage for coats and shoes. On the first floor are two spacious double bedrooms, both with built-in storage, together with a modern shower room with WC and additional storage.

To the side of the house, an external staircase leads to a spacious loft room. This area offers exciting potential for conversion into a further bedroom with en-suite facilities, subject to any necessary permissions. Alternatively, it would make an excellent studio, hobby room or storage area.

The property also benefits from a garage with a useful utility area and internal access to the house. A separate outbuilding provides an ideal workshop or outdoor entertaining space.

The enclosed garden is mainly laid to lawn and surrounded by mature trees and shrubs, creating a private and peaceful setting. A large terrace provides the perfect space for al fresco dining and entertaining, while the generous parking area can accommodate several vehicles. The fully enclosed grounds are also ideal...

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