LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A47267AFE53 Price: 189 500 EUR

agency fees to be paid by the seller

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















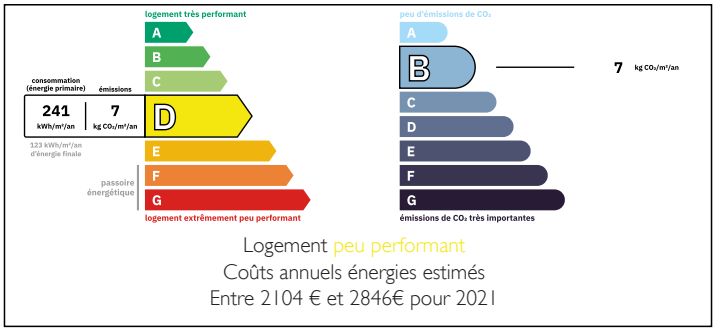
INFORMATION

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



Logement peu performant
Coûts annuels énergies estimés
Entre 2104 € et 2846€ pour 2021

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.

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NOTES

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 for those with children or pets.

Despite its wonderfully rural feel, the property is just a 10-minute walk from Gorron, where you will find a good selection of shops, a supermarket, restaurants, swimming pool, sports facilities and...