

Beautiful stone house located in the quiet countryside close to Cuillé on the Brittany/Mayenne border.



INFORMATION

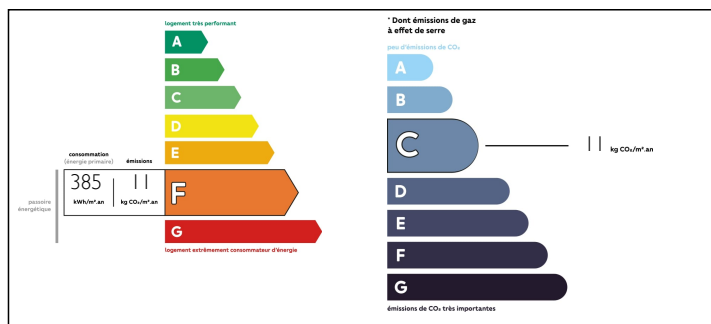
Town:	Cuillé
Department:	Mayenne
Bed:	3
Bath:	1
Floor:	85 m2
Plot Size:	665 m2

IN BRIEF

Fully renovated house that is ready to immediately enjoy either as a holiday home or permanent residence, currently configured as a family home with three bedrooms. It has no visible neighbours and is in close proximity to the towns of La Guerche de Bretagne and Chateaubriant.



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 situated and very well presented house in the countryside close to the villages of Cuillé and Gastines in the southern Mayenne.

On the ground floor:

- + Living room/dining rooms fitted with a wood-burner of approx 32m² with new laminate flooring and recent decoration. Complete with external door to south facing garden.
- + Fitted farmhouse style fitted kitchen of approx 20m²
- + Bedroom of approx 9m²
- + Office/salon of approx 8m² with external door
- + Well equipped shower room/WC

On the first floor there are:

- + Accessed via a new made to measure staircase arriving at a well lit landing
- + Two further bedrooms fitted with velux windows
- + WC

To the side of the house is a garage/storage room (approx 20m²) fitted with patio doors. This could be converted into additional living space with an access already in place from the kitchen. The renovation has been made very sympathetically with the wooden beams visible throughout the house.

To the front of the house is a manageable private garden laid to grass with a graveled parking area.

The house is available fully furnished and ready to enjoy!

It is located just a couple of minutes' drive from the village of Cuillé with its bar, bakery and convenience store. The larger towns of La Guerche de Bretagne and Chateaubriant are close by. Distance to the ferry port at St Malo is less than 90minutes away.

NOTES