

Perfect lock up and leave character property in La Rouaudiere



## INFORMATION

Town:	La Rouaudière
Department:	Mayenne
Bed:	1
Bath:	1
Floor:	42 m <sup>2</sup>
Plot Size:	1440 m <sup>2</sup>

## IN BRIEF

A lovely lock up and leave holiday home located on the outskirts of the village of La Rouaudiere in the Southern Mayenne. The property is comprised of the following: On the ground floor: ° Kitchen/dining room with large velux window, fitted kitchen with access to the rear garden ° Lounge with fitted wood burner and access to the back garden ° Bathroom with toilet, bath and shower and large velux window ° Storage room with water and evacuation for washing machine and dryer Upstairs ° Bedroom ° Mezzanine area used as an upstairs sleeping area. The roof of the house has been renewed. The outside space is beautiful - a nice sized garden of approx 1/3rd of an acre and then fields beyond. The local villages of La Rouaudiere and St Aignan sur Roe have a good selection of amenities between them with the larger towns of Pouancé, La Guerche de Bretagne and Chateaubriant all near by.



## 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

A lovely lock up and leave holiday home located on the outskirts of the village of La Rouaudiere in the Southern Mayenne.

The property is comprised of the following:

On the ground floor:

- ° Kitchen/dining room
- ° Lounge with fitted wood burner and access to the back garden
- ° Shower room with WC
- ° Storage room

Upstairs

- ° Bedroom
- ° Mezzanine area used as an upstairs sleeping area.

The roof of the house has been renewed.

The outside space is beautiful - a nice sized garden of approx 1/3rd of an acre and then fields beyond laid mostly to grass

The local villages of La Rouaudiere and St Aignan sur Roe have a good selection of amenities between them with the larger towns of Pouancé, La Guerche de Bretagne and Chateaubriant all near by.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## NOTES