

A great little project house!! Two bedroom terraced house in Congrier to renovate

EXCLUSIVE



## INFORMATION

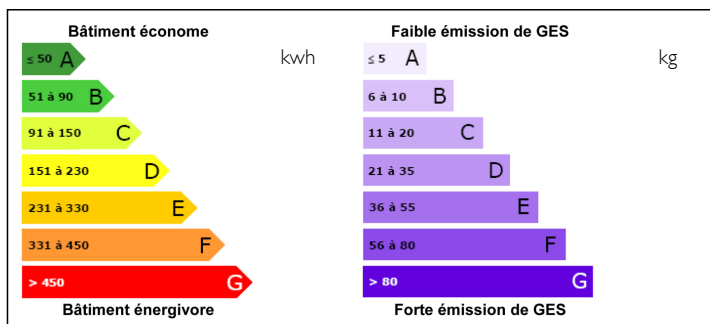
Town:	Congrier
Department:	Mayenne
Bed:	2
Bath:	1
Floor:	56 m2
Plot Size:	0 m2

## IN BRIEF

Situated in the heart of the village of Congrier, this mid-terraced house is ready for the completion of the renovation work. On completion it will be a 2 bedroom, 1 reception house with a large kitchen.



## 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

On completion this will be a well presented 2 bedroomed mid-terrace house with a sizeable living room and kitchen on the ground floor and a family bathroom located off the mezzanine area on the first floor.

Currently the configuration is as follows:

- + Lounge/dining room of about 30m<sup>2</sup> with a concrete floor
- + Kitchen area of approx 16m<sup>2</sup>
- + Bedroom 1 of approx 16m<sup>2</sup> with tomette floor
- + Bedroom 2 of approx 12m<sup>2</sup> with tomette floor
- + Mezzanine
- + Shower room and WC to complete.

The property has a connection available to mains drainage.

This may look like a major challenge ... but alot of the really hard work has been completed. The majority of the internal walls have been plasterboarded, taped and filled and just require finishing. The electrical installation is largely in place. Aside from the roof the works are all at a DIY level internally.

The garage is not included in the sale. There is no garden.

-----

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

## NOTES