

Pretty 3 bedroom detached stone property with character and views of the countryside near St Denis de Gastines

EXCLUSIVE



## INFORMATION

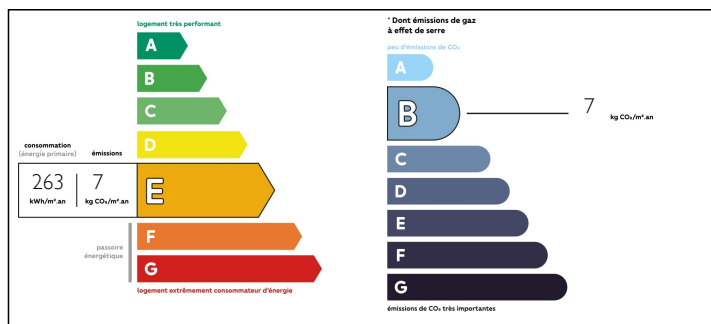
Town:	Châtillon-sur-Colmont
Department:	Mayenne
Bed:	3
Bath:	2
Floor:	140 m2
Plot Size:	2500 m2

## IN BRIEF

Settled at the end of a tiny lane in a quiet location this stone property offers good size accommodation, great outside space and proximity to amenities. Ideal as a primary or secondary residence and being sold fully furnished.



## 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

You enter into a large country kitchen with dining space. Plenty of storage cupboards and worksurfaces tiled flooring and beamed ceiling. Plenty of space for a family size dining or breakfast table. The living room of 33m2 offers a living room area and a further space for a dining area. A wood burning stove is the ideal focal point to sit around on colder evenings. A second sitting room is light and bright and offers access to the garden and views over the countryside. A spacious utility room is also the ideal space for storage and a modern shower room with WC are also located on this floor. To the first floor there is a large landing that is currently used as a reading/sewing area and has a view from a window overlooking the countryside. There are 3 good size double bedrooms that have features including beams and open stone walls. There is a further room that the current owners use as a 4th bedroom if grand children come to stay but as it has no window (a velux could be put in), it would make a great office or storage area. To the exterior there are 3 attached workshops and a terrace for outside dining. The garden is laid to lawn and is 2500m2. There are 180° views that are a big feature of this property and something to be seen. Situated in a quiet hamlet with one neighbour (a second home for...

## NOTES