

Attractive 5 bedroom property with business potential sat in established gardens along well kept outbuildings.

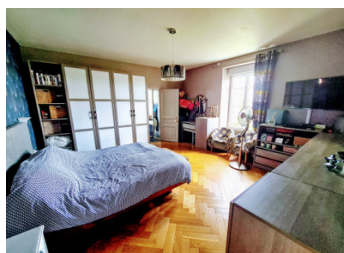
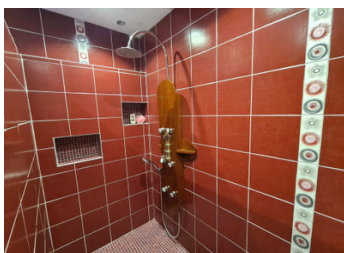
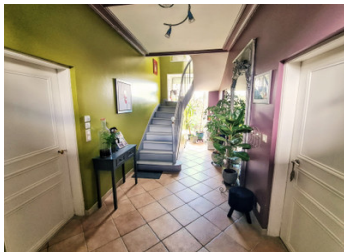


INFORMATION

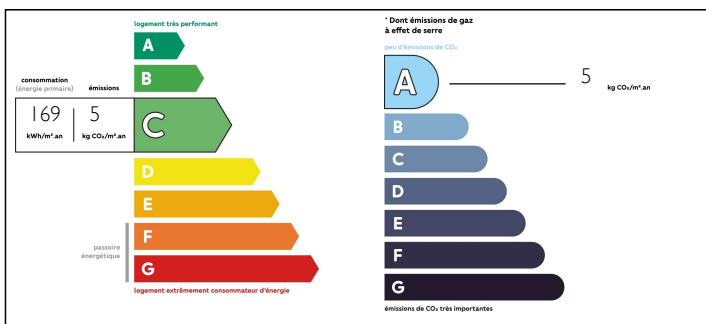
Town:	Brecé
Department:	Mayenne
Bed:	5
Bath:	4
Floor:	250 m2
Plot Size:	2700 m2

IN BRIEF

This handsome property that once belonged to the village doctor has been renovated and maintained to a very high standard. Multiple bedrooms and bathrooms mean that as well as being a spacious family home it offers a great business potential for B&B. There is the possibility to expand the living space if required. Set near one of the best bakers in the area and a popular lunch time restaurant you are less than 2km from a popular market town with all amenities. New pellet burner heating system, double glazed and energy report C.



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

From the front driveway you enter into the reception hall with a sweeping staircase leading you upstairs. Off the hall is a modern fitted kitchen with quality fitted appliances and a central island. There is access out to the back garden. The living room is a large bright open space with a central pellet burner which is the ideal focal point for winter evenings. Large sliding doors open to the back terrace and there is a further door opening onto the front courtyard. Plenty of space for a family size dining table. A great space to entertain family friends or paying guests. Two large fitted storage units are used as coat and boot storage while the other is a pantry cupboard. The large double bedroom with private ensuite facilities situated on the groundfloor is ideal for guests or persons with disabilities. A separate wc and access to the cellar are also located on this floor. To the first floor there is an open landing where you will find another large bedroom with private en suite bathroom, a large double bedroom located next to a large shower room and 2 further bedrooms located next to a bathroom and dressing room. There is a wc on this floor. To the second floor there is an immense attic that is currently one room and several smaller ones. Ideal as a gym, studio, hobby room, storage or perfect to renovate to add extra living space if required....

LOCAL TAXES

Taxe foncière: 1300 EUR

NOTES