

A smart village house on a quiet road set in a quarter of an acre of garden with attached barn - near Courcite

EXCLUSIVE

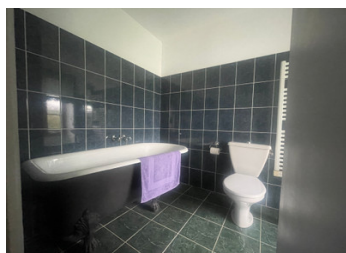


INFORMATION

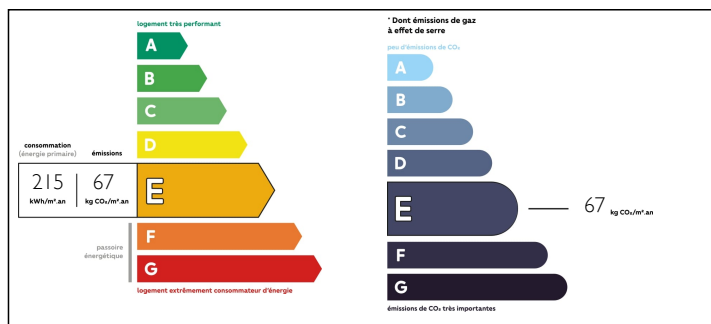
Town:	Saint-Germain-de-Coulamer
Department:	Mayenne
Bed:	4
Bath:	3
Floor:	157.76 m2
Plot Size:	2488 m2

IN BRIEF

This is a lovely house retaining plenty of original features whilst having been tastefully updated. Set in a quiet village which has a bakery, bar/restaurant and primary school within easy reach of Sille le Guillaume with it's lake and beach and the market town of Villaines la Juhel. Cross channel ferries 2 hours, Caen



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 side you enter into the entrance hall with cloakroom/wc and the utility room which also houses the central heating boiler. Through to the dining room with quarry tiled floor and doors to the dual aspect lounge, with tiled floor, open fireplace and oak beams to the ceiling. The kitchen is fully fitted with feature restored bread oven and space for a dining table.

Stairs lead up from the lounge to the first floor and three double bedrooms, two of which are ensuite, and a shower room. There are some lovely views from the bedrooms over the surrounding countryside. The stairs continue up to the second floor which has been converted to provide a large room with wc and washbasin, which could be split into a further two bedrooms or provide a large master suite if required.

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

NOTES