

Lovely location for this pretty cottage sat in over 2000m2 of land with views.

EXCLUSIVE

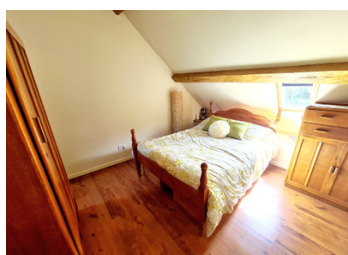


INFORMATION

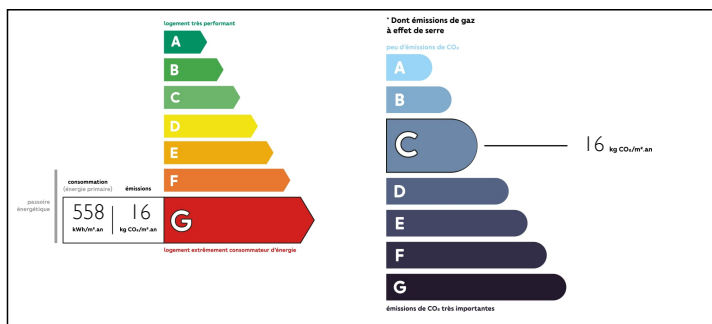
Town:	Couesmes-Vaucé
Department:	Mayenne
Bed:	2
Bath:	2
Floor:	68 m2
Plot Size:	2700 m2

IN BRIEF

Great location for this property that is ideal as either a primary or secondary residence. The garden is the perfect spot to look out onto uninterrupted views. Being sold furnished so ready for you to move into straight away.

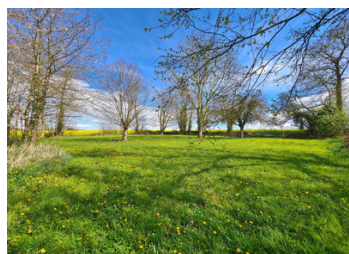


ENERGY - DPE



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 spacious living room (39m²) with central fireplace (woodburner), dining area and fitted kitchen. The multifuel stove in the kitchen heats the bedroom radiators which is a real bonus! A large walk in cupboard under the stairs is perfect for storage. To the first floor there is a good size double bedroom (9.8m²) with wardrobe space. This is situated next to the shower room with WC (3.5m²). The second double bedroom (9.9m²) has a large ensuite bathroom (5.1m²) consisting of free standing shower, bath, wash basin and WC. All rooms are beautifully presented and well maintained. Double glazed throughout, wood burner, sold fully furnished.

Outside the private parking space is situated next to a pretty garden with mature shrubs and trees. The picnic table with benches is the place to look out onto the countryside. A second garden that could be the perfect place to entertain friends... the perfect BBQ area. Land totals more than 2000m². A spacious outbuilding is used for all garden storage.

Very quiet area, pretty scenery but only minutes from a village and town with all amenities... the perfect lock up and leave or it could be the perfect full time home.

1 hr 30 minutes to the nearest ferry port.
1 hour to the coast.

Viewing highly recommended.

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

NOTES