

Handsome 4 bed property with gite, outbuildings and attractive garden on the edge of a village near Gorron.



## INFORMATION

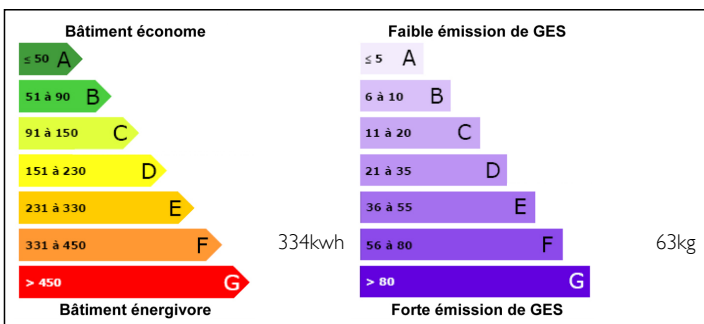
Town:	BRECE
Department:	Mayenne
Bed:	6
Bath:	3
Floor:	230 m2
Plot Size:	2540 m2



## IN BRIEF

Packed with original features and full of charm, this old school house with gite and outbuildings dating back to 1728, is ideal as a full time home with business potential. You enter the property by a hallway that leads into a traditional country kitchen with lovely beams, space for a dining table, plenty of work surfaces along with hand made units all in keeping with the style of the property. Heating the radiators throughout the house there is an attractive Alpha twin burner oil fired range cooker. Next a good size utility with storage, plumbing for a washing machine, cloakroom with wc and shower. The sitting room has a feature fireplace with woodburner, dual aspect windows with a door leading to the rose garden and space for a dining table. Lovely traditional beams, high ceilings and original flooring give a warm homely feel. Upstairs are 4 large double bedrooms with...

## ENERGY - DPE



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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

### HOUSE

Kitchen 23m<sup>2</sup>

Sitting room 35m<sup>2</sup>

Utility 10m<sup>2</sup>

Bedrooms 26m<sup>2</sup>, 22m<sup>2</sup>, 15m<sup>2</sup>, 14m<sup>2</sup>

Bathroom 6.5m<sup>2</sup>

Loft 97m<sup>2</sup>

### GITE

Kitchen/diner 27m<sup>2</sup>

Living room 17m<sup>2</sup>

Bedroom 20m<sup>2</sup>, 7m<sup>2</sup>

Shower room 5m<sup>2</sup>

## NOTES