

Beautiful 5 bedroom traditional house with large garden, next to a little river.



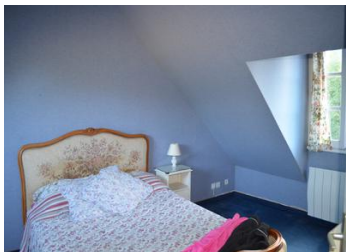
INFORMATION

Town:	STE SUZANNE
Department:	Mayenne
Bed:	5
Bath:	2
Floor:	180 m ²
Plot Size:	2090 m ²

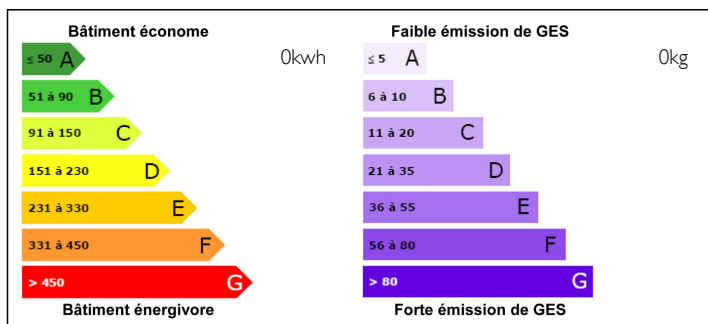


IN BRIEF

This house is a perfect family or holiday home but offers also possibilities as a B&B. It has been completely renovated and offers a lot of living space (180 m²)



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.



LOCAL TAXES

Taxe foncière: 600 EUR

NOTES

DESCRIPTION

Downstairs there is a living room with a fireplace and wood burner, a kitchen, a WC , a large second living room with large french doors towards the garden with access to an office (or bedroom) and a utility room.

On the first floor are 4 bedrooms, one shower room with WC and a bathroom.

The garden is large and has several little annexes and is bordered by the little river (Erve)

It is situated about 2 km. from the center of St. Suzanne where you can find all amenities.

St. Suzanne, is the second most beautiful village in France and with its big castle and medieval center a very attractive village for tourists.

This is one of the most accessible areas of France: you can catch a ferry or a plane to various parts of the UK: St Malo - Portsmouth, and the Channel Islands; Dinard via Ryan Air to London. Other transport options include ferries to Roscoff, Caen or Cherbourg or flights to Brest, Rennes or Nantes. There are also TGV stations in various nearby towns.

Nearest village is Evron (5 min.) and Le Mans is 40 minutes. The motorway A81 is only 10 minutes away.