

Semi detached 2 bedroom house ready to live in. Ideal as main or second home. Sensibly priced. Possibility of furniture.



INFORMATION

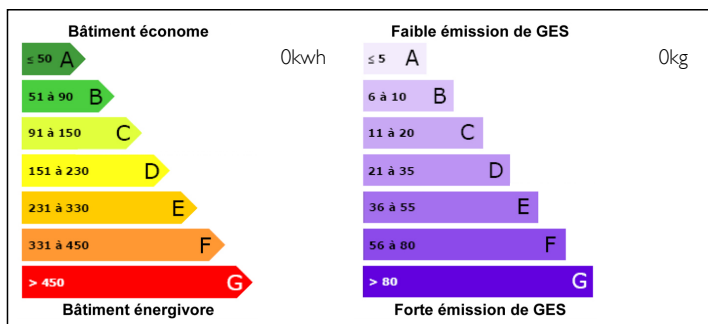
Town:	ST AIGNAN SUR ROE
Department:	Mayenne
Bed:	2
Bath:	1
Floor:	85 m2
Plot Size:	265 m2



IN BRIEF

Good location on edge of buzzing town. Fitted & equipped kitchen, living room and cosy garden room. Double glazed throughout. Good views of village and countryside. Mains drains. Garden of approx 250m².

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

This great property, at a good price, is ready to go. The property comprises of:

Main Living room (22.5m²) Main entrance door, window to front, small log fire, modern electric heaters. Stairs to upper floor.

Bedroom 1, (16.5m²). Window to front, electric heater.

A short Corridor (2.2m²) from living room passes the good size bathroom, (7m²) with WC, sink and bath with shower above, window to rear. At the end,

The fitted kitchen, (16.5m²) most appliances will stay, fitted floor and wall units. Two windows to the rear and a wide rear door to the patio area and garden.

The cosy garden room, (10.5m²) Two windows overlook the garden and countryside.

The upper floor has a large bedroom (approx 19.5m²) has 2 velux windows and a dormer window. The original beams in excellent condition. Large dressing room/ wardrobe/ en-suite, (approx 13m²), WC and basin.

The fully fenced garden is to the side of the property and is tapered in shape. Nearest to the house is an entrance from the quiet road to the patio area. Access to the kitchen and rear of the property. Through the arch to the lawn with a few shrubs.

NOTES