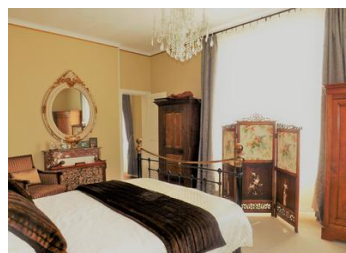


Stunning large 5/6 bedroom town house full of charm and character, renovated to a high standard – B&B/Chambres d'hôtes potential



## INFORMATION

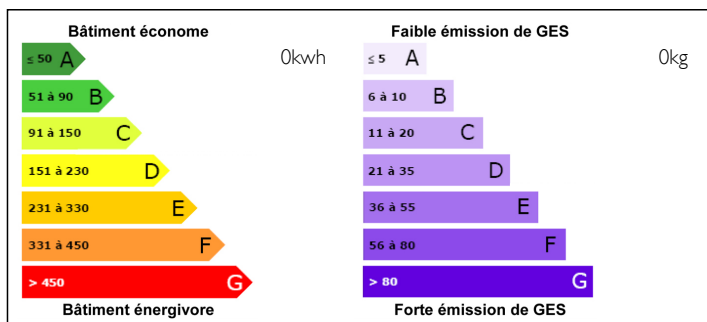
Town:	AMBRIERES LES VALLEES
Department:	Mayenne
Bed:	5
Bath:	4
Floor:	275 m2
Plot Size:	484 m2



## IN BRIEF

Dreaming of owning a gorgeous house in France and running a B&B then look no further, this beautifully presented house is situated in the heart of a pretty town with all the local amenities right on the doorstep. With the added benefit of two garages, two storage buildings, terrace and private walled garden. Cross channel ferries 1.5 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.



## NOTES

## DESCRIPTION

A very impressive town house with masses of space, light airy rooms with high ceilings, traditional features such as original flooring and beautiful fireplaces, completely renovated to a very high standard. Recently installed bespoke wooden double glazed windows and doors throughout, oil central heating and wood burning stoves to keep you warm, great outdoor space this is truly a unique and beautiful home

Enter the large entrance hall which gives access to the formal sitting room, a second lounge, dining room all with doors to the walled garden, also from the hall access to the kitchen, a double bedroom, bathroom with shower and separate wc

A beautiful oak spiral staircase takes you to the first floor where you will find a large landing, the master bedroom with adjacent bathroom/dressing room, separate wc, a cosy sitting room with woodburning stove and a small balcony (this room could be used as a sixth bedroom), another double bedroom and family bathroom with freestanding bath and steam corner shower

The staircase continues to the second floor with large landing, two double bedrooms, a family bathroom, separate wc, a large laundry room and a second room currently used as a sewing room (option to use as a seventh bedroom)

There is a large cellar which is split into four separate rooms, one which currently houses the oil boiler, a second which is used as a gym and the remaining two for general storage

The walled garden wraps round the house,...