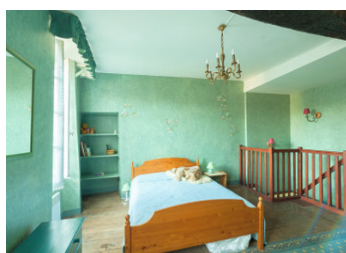


3 bed village property with pretty secluded garden.

EXCLUSIVE



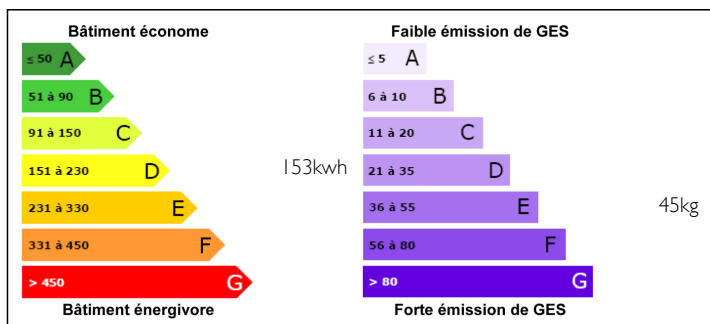
INFORMATION

Town:	Le Pas
Department:	Mayenne
Bed:	3
Bath:	2
Floor:	116 m2
Plot Size:	1018 m2

IN BRIEF

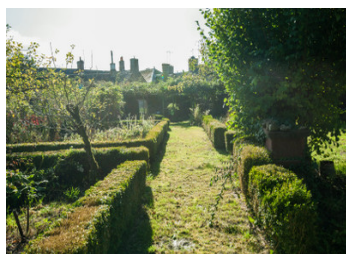
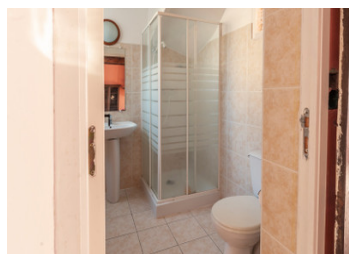
This is a delightful three bedroom house in the heart of a quiet Mayenne village. There is a large living room with central fireplace and a spacious fitted kitchen on the ground floor, along with a modern shower room and a utility room. Three goodsize bedrooms with one en-suite. Plenty of room to expand into the attic where there are already dormer windows to the front. There is further attic space to the rear and this contains a secret room which is thought to date back to the French Revolution. There is a small area of land to the rear of the property which then has a gate to a pathway to the secluded "secret" garden. A bar and a local general store are just steps away, and all amenities exist in the nearby town of Gorron and the pretty riverside town of Ambrières les Vallées.

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 is a rare opportunity to acquire a comfortable and good size house with some interesting history.

The front door leads into the large and airy living room with an open fireplace, a large window to the front and exposed beams. Off the living room is a modern shower room with WC, stairs to the upper floor and a room, currently designated as a utility room, but which is large enough to be used in other ways.

Behind the living room is the kitchen which is a large space with modern kitchen units and more than enough room for a large family dining table and a sitting area. There is access to the garden.

The first floor consists of three bedrooms, two of which are large double bedrooms and one is a smaller single. The main front bedroom has double glazed windows and benefits from sunlight for much of the day, making it a warm and comfortable space.

There is a separate WC off the landing.

Further up the stairs is the attic which has a room across the whole of the front of the house and has three dormer style windows. With some minor works this could be made into further living accommodation consisting of one or two rooms.

The attic continues to the rear of the property where there is storage space and then a secret room.

To the rear of the house is a grassy area. Crossing this area, there is...

NOTES