

**OFFER ACCEPTED.** This 4 bedroom renovation with good size garden and outbuildings could be the ideal project.

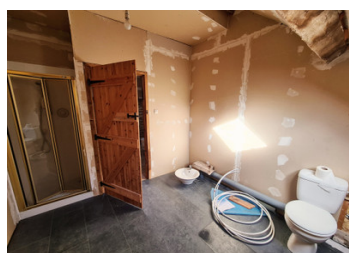


## INFORMATION

Town:	Brecé
Department:	Mayenne
Bed:	4
Bath:	2
Floor:	150 m2
Plot Size:	3000 m2

## IN BRIEF

A complete renovation is required on this property which when finished would give you a spacious family home. Large outside space, ideal to create a garden, veg plot or whatever you wish! There are 3 outbuildings (one in need of attention) that are ideal for storage or those amongst you looking for somewhere to keep your chickens!



## 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

From the entrance hall with guest WC, there is a spacious lounge of 43.9m<sup>2</sup>. The kitchen diner 29.7m<sup>2</sup> has some fitted units already and there is a utility room of 3.9m<sup>2</sup>. To the first floor there is the master bedroom 10.8m<sup>2</sup>, with dressing area 3.3m<sup>2</sup> and ensuite shower room 3.1m<sup>2</sup>. The 3 further bedrooms are in need of work too but are bright and spacious 14.5m<sup>2</sup>, 12.8m<sup>2</sup>, 11.4m<sup>2</sup>. The family bathroom 8.9m<sup>2</sup>. Land of 3000m<sup>2</sup>, 3 outbuildings and less than 5 km from a market town. 1 hour to the coast and 1 hr 40mins nearest ferry port.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## NOTES