

Immaculately presented fully furnished 3 bedroom village house - perfect lock up and leave holiday home



INFORMATION

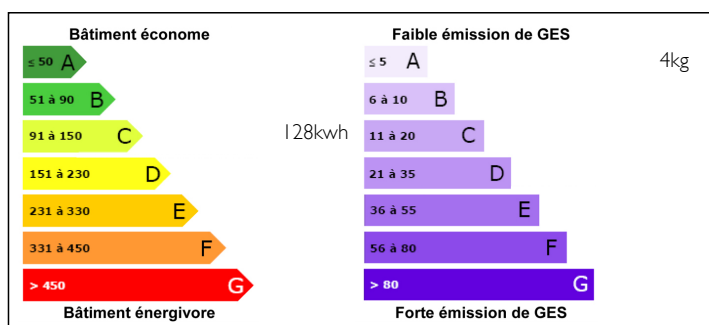
Town:	Le Ham
Department:	Mayenne
Bed:	3
Bath:	2
Floor:	95 m2
Plot Size:	240 m2

IN BRIEF

In the heart of a small village you will find this super fully furnished three-bedroom house, recently modernised throughout with courtyard and attached garden to enjoy the sunshine. Separate vegetable plot situated just a short walk away. Easy reach to amenities at Villaines-la-Juhel and Le Ribay, on the edge of the beautiful Mayenne countryside



ENERGY - DPE



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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

Enter this house directly into the living/dining room, with the kitchen and back door to the rear of the property, where you have a porch/conservatory, private courtyard and attached two-storey barn.

Stairs from the living room lead you to the first floor with landing which serves 2 double bedrooms, both with en-suite shower rooms. From the landing stairs go up to the master bedroom with two small attic spaces, one of which is perfect for an en-suite.

The house benefits from air source central heating, double glazed, fully furnished and mains drainage.

Outside there is a fully enclosed side garden, and the double height outbuilding 2.7 x 6.7 which is accessible from either the courtyard or the road, there is a private parking space to the front of this outbuilding.

NOTES

Separate parcel of fenced land, ideal vegetable plot

Living/dining room: 5 x 6

Kitchen: 2.4 x 6.2

Porch/conservatory: 1.8 x 2.6

Bedroom 1: - 5 x 3.4 Ensuite 2.2 x 3.2

Bedroom 2: - 2.8 x 3.3 Ensuite 2.5 x 1.2, Dressing Room 2.2 x 1.7

Bedroom 3: - 5.3 x 3.4 (proposed en-suite) 1.4 x 2.8

Attic/store 1.4 x 3.3

This home is in a great location. Nearest amenities are at Le Ribay (3km) and Villaines-la-Juhel (9km) and tourist areas include the popular spa town of Bagnoles de l'Orne is 26 kilometres with it's casino, restaurants, golf etc. Cross Channel ferries 1.5 hours at Caen. Lassay-les-Chateaux (14km) and Ambrières-les-Vallées (27km) where you will find chateaux, good walking trails, horseriding, kayaking, open air swimming pools,...