

Spacious 4 bed property with a 2 bed apartment situated in pretty gardens.



## INFORMATION

Town:	Vieuvy
Department:	Mayenne
Bed:	6
Bath:	4
Floor:	225 m2
Plot Size:	5034 m2

## IN BRIEF

Fantastic opportunity to purchase a 4 bed house with a separate 2 bed apartment that could be used for friends and family or rented out. Set down its own private driveway, surrounded by countryside yet minutes from amenities.



## 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

You enter into a hallway that leads to a fully fitted kitchen (12.5m<sup>2</sup>) with double doors to the terrace. This leads to the lounge (27.8m<sup>2</sup>) with feature fireplace and dining area (12.8m<sup>2</sup>), ideal to entertain friends and family. Light and spacious with dual aspect windows. A downstairs double bedroom (11.8m<sup>2</sup>) sits next to a shower room and separate WC. There is also a spacious office (9.9m<sup>2</sup>) which could also be used as a play room; studio or hobby room. Upstairs there are a further 2 good size double bedrooms (18.2m<sup>2</sup>, 12m<sup>2</sup>) and a family bathroom (4.5m<sup>2</sup>) with WC. The master suite consists of a bedroom (23.5m<sup>2</sup>) and a combined ensuite bathroom, wc and dressing area (10.2m<sup>2</sup>). The basement has its own entrance and windows and has been converted into a self contained apartment. An open lounge diner with fully fitted kitchen (39.5m<sup>2</sup>) has doors leading to a terrace. 2 double bedrooms (9.1m<sup>2</sup>, 9.9m<sup>2</sup>) and a bathroom wc (8.9m<sup>2</sup>). The perfect space for an extended family or for those wanting to do rentals. A large storage area and utility are also located in the property. The house sits at the end of its own private driveway and has a large lawned area, terraces, outbuilding for storage and a car port. Set in the peace and calm of the Mayenne countryside but minutes from all amenities. Viewing highly recommended.

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