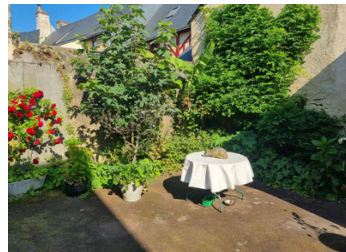


Spacious family home in the centre of the market town of Craon with 4 double bedrooms with courtyard garden.



INFORMATION

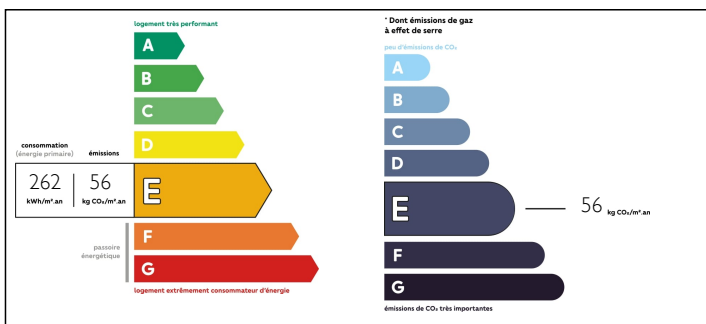
Town:	Craon
Department:	Mayenne
Bed:	4
Bath:	1
Floor:	150 m2
Plot Size:	200 m2



IN BRIEF

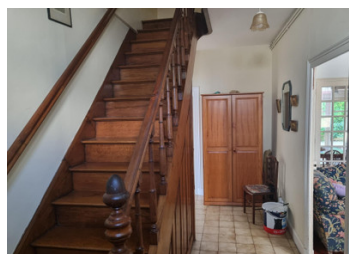
Well presented family home in a quiet side street of the Mayenne market town of Craon with off-road parking in the enormous stone dependence. With four bedrooms, one on the ground floor and spacious living rooms this is an ideal family home situated within easy walking distance of all the shops and amenities.

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

With a total living space of 150m² this is a deceptively large house and one with the potential of creating even more living space. With no immediate works envisaged this is a ready to move into property comprised:

On the ground floor:

- + Entrance hall with stairs to the first floor
- + Living room (approx 25m²)
- + Dining room/second living room (approx 30m²) with doors onto the courtyard
- + Kitchen with fitted units and plenty of workspace. Door leading to the courtyard
- + Bedroom/office (approx 15m²)
- + Downstairs WC

Upstairs

All rooms are access from the landing to include:

- + Bedroom 2 (approx 22m²) with small dressing room
- + Bedroom 3 (approx 18m²)
- + Bedroom 4 (approx 16m²)
- + Bathroom
- + Separate WC

Stairs lead to the second floor providing access to the large loft area of approx 36m². Here the floor is good and with insulation and boarding it is easy to see how additional living space could be created.

Overall the house is in excellent condition with a gas fueled central heating system (town gas) with radiators throughout the house. The house is also connected to the towns drainage system.

Outside is the large courtyard area accessed from the kitchen or dining room with large gates to the side street. Certainly a space for parking, although there is free public parking very close to the house, but more likely a space to enjoy as a no-maintenance garden. The high walls maintain total privacy.