

Pretty holiday cottage with private garden hidden away in a popular village.

EXCLUSIVE



INFORMATION

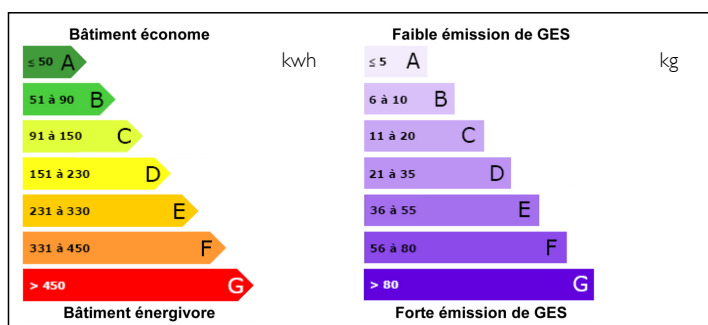
Town:	Saint-Denis-de-Gastines
Department:	Mayenne
Bed:	1
Bath:	1
Floor:	32 m2
Plot Size:	310 m2

IN BRIEF

Very pretty cottage offering everything you would need for that little French getaway. Newly refurbished and currently rented out as a holiday let this would also make the perfect investment. Private part walled garden that is rare in a village setting. St Denis de Gastines is a popular village with plenty of amenities including bar/restaurant, bakers, superette and bank. All just 2 to 3 minutes walk away.



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

The property has an open plan living space with kitchenette. With its worksurface and several storage cupboards this is the ideal set up for 2 people. At the far end of the cottage there is space for a double bed. Double glazed and electric radiators. The shower room has a wc modern shower unit and a wash basin. Tiled floor and oak beams give character. A private courtyard where the ideal spot to have breakfast opens out onto the garden where you can sit peacefully and not over looked. Totally private. The property has been and is continued to be let out all summer as the coast is only an hour away and the historical villages and medieval market town keep people coming back year after year. 1 hr 30 minutes to the nearest ferry port.

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

NOTES