

Pretty country cottage with outbuilding and just over 9500m2 of land situated in a small hamlet.

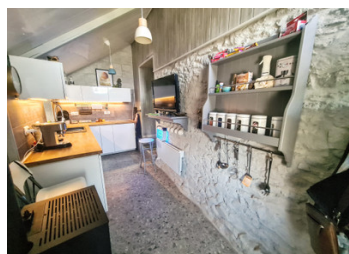


INFORMATION

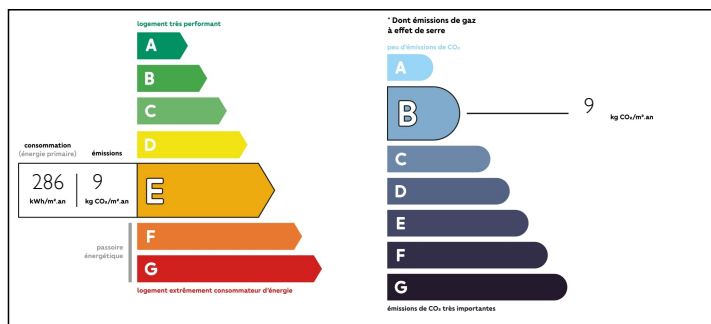
Town:	Vautorte
Department:	Mayenne
Bed:	1
Bath:	1
Floor:	60 m2
Plot Size:	9500 m2

IN BRIEF

This property is ready for you to move into and is being presented to a really high standard. Settled in a small hamlet but near the towns of Emée and St Denis des Gastines. The property comes with a large outbuilding and a sizeable parcel of land. No works to be done and ready for you to enjoy what this pretty area has to offer.

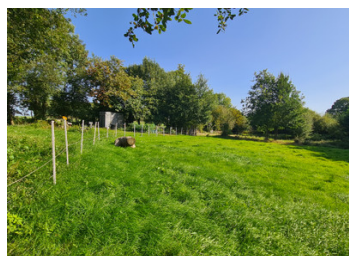


ENERGY - DPE



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 comes with a fully fitted modern kitchen that has open stone walls, new pellet burner and breakfast bar. The living room still has its original oak beams along with a central fireplace and new pellet burner. plenty of space for a dining table and a 3 piece suite. The spiral staircase takes you up to the first floor where you will find a spacious bedroom (this was 2 bedrooms that were converted into 1 and can either stay as it is or be converted back) and a pretty bathroom with wc. The outbuilding has a new roof and is split into a workshop, store area and stable. There is a front courtyard and area to park a car. The land is mostly grass but there is a an ornamental pond and a veg patch. The property comes with a caravan that the current owners use as a hobby room but could make a guest accommodation.

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

NOTES