

Dinky stone cottage in village centre close to amenities and not far from popular Gorron.

EXCLUSIVE



INFORMATION

Town:	Montaudin
Department:	Mayenne
Bed:	2
Bath:	1
Floor:	48 m2
Plot Size:	0 m2

IN BRIEF

A cute two bedroom cottage in a convenient village centre location. An ideal, easy to maintain lock-up-and-leave holiday home with a useful small garage/storage at the rear. The town of Ernée is around 11km. Historic Fougères around 20km. Mont St Michel and the coast about 60km. Saint Malo 100km. A great package and viewing is highly recommended.



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

Ground Floor.

You enter into a small hallway. Directly in front is the kitchen of approx. 11m² which is a good space with fitted units and space for a table and chairs. Also on the ground floor is a shower room of about 3.3m². To the rear of the kitchen is the small garage/storage room with access to the lane at the back of the house.

First floor.

Here you find a good sized living room of about 22m² under the eaves with two small bedrooms of around 6.5m² each.

Basement.

There is a small cellar space underneath the hallway, providing extra dry storage

Garage/Storage and outside.

There is plenty of storage available in the garage type space to the rear. There is a small space to the front of the house with enough room for a table and chairs to while away summer evenings.

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

LOCAL TAXES

Taxe foncière: 277 EUR

NOTES