

Charming character cottage overlooking a garden and beyond, stunning views of the surrounding countryside.

EXCLUSIVE



## INFORMATION

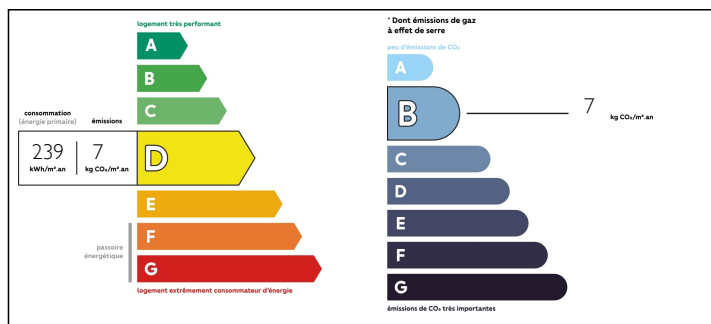
Town:	Martigné-sur-Mayenne
Department:	Mayenne
Bed:	3
Bath:	1
Floor:	86 m2
Plot Size:	1631 m2

## IN BRIEF

This stunning peaceful location is a ready to move into home or lock up and leave holiday home. It has a gated driveway and space for two cars out the front.



## 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

Recently renovated to a high standard with new double glazing throughout with roller shutters.

Rooms comprise of:

The kitchen (7.55sqm) which is ready for your own stamp - currently has sink unit and double doors that lead into the garden.

The lounge/dining area (25sqm) which has a new woodburner and a beautiful stone wall feature and beams and an archway into the kitchen and double doors leading out onto the patio.

A hallway off the lounge/dining room that goes to the newly installed shower room (2.7sqm)

A cave/laundry room with a cement floor and access to the electricity box and the hot water tank.

A ground floor bedroom/living room (14.43sqm) with another chimney and a set of double doors leading out onto the patio.

The beautiful wooden staircase is situated in the lounge/dining room and takes you to the first floor with an open space on the landing and a large velux looking out across the countryside. T

To the left is separate WC and bedroom (13sqm) with a built in wardrobe and window looking out across the garden and countryside.

To the right is the second bedroom (16.8sq) and window looking out across the garden and countryside. The property has a newly installed micro fosse system and electric radiators.

Situated only 15 mins from Laval in one direction or 15 mins from Mayenne in the other with schools/hospitals/shops. Local amenities in the village of Commer. Nearest ferry port Dinard 1hr 45 or 2 hrs to...

## NOTES