LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: 101712AFE53 Price: 82 500 EUR

agency fees included: 10 % TTC to be paid by the buyer (75 000 EUR without fees)

This pretty 2 bed cottage with secluded, sunny garden is the perfect second home in the stunning Mayenne.















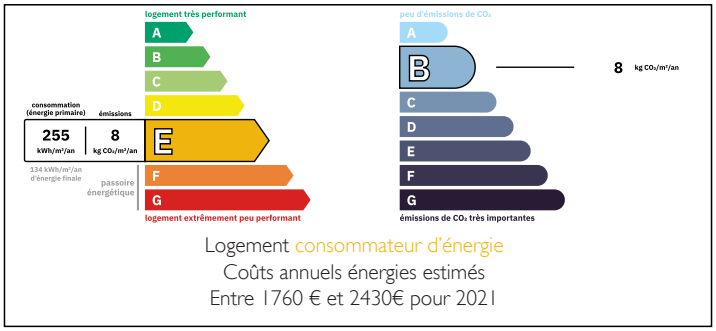
INFORMATION

Town:	Carelles
Department:	Mayenne
Bed:	2
Bath:	1
Floor:	110 m2
Plot Size:	215 m2

IN BRIEF

You will love this property on the edge of the village that has plenty of living space, bright living rooms and secluded back garden. Walking distance to the local village bar and minutes from large market towns with medieval castles!

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 1760 € et 2430€ pour 2021

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.

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NOTES

DESCRIPTION

This spacious property on the edge of a village is perfect as a second home or your primary residence. The kitchen diner has fitted units with plenty of work surfaces and a central space for the family size dining table. There is direct access to the garden and summer room. A woodburner has been installed, perfect for cooler evenings. The sitting room is also of very generous proportions and has a feature fireplace with woodburner, open stone wall and the duel aspect windows let in plenty of light. There is access directly to the back garden and terrace. Old oak beams and a granite arched doorway give plenty of character. A sun room is the perfect place to relax and is also used as a games room. The washing machine, sink and extra storage cupboards are located in the room and directly off is the attached outbuilding used as a workshop and a place for the lawn mower and other garden tools. A downstairs shower room is mostly tiled and has a modern free standing shower and wash basin with under storage. The hot water tank is situated in a cupboard also ideal for extra storage. There is a ground floor wc. To the first floor you will find a large landing that is currently used an office area but could be great as an extra sleeping area. The first double bedroom has fitted storage and a velux looking out onto country...