LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A21965ILH53 Price: 125 000 EUR

agency fees to be paid by the seller

Charming move-in ready 3-bed house with fully enclosed back garden within walking distance to first amenities

EXCLUSIVE















INFORMATION

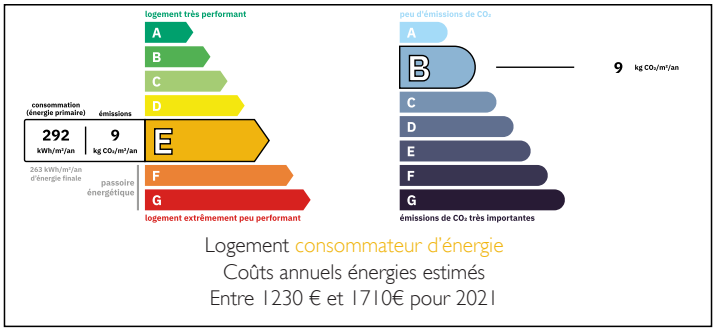
Town:	Montaudin
Department:	Mayenne
Bed:	3
Bath:	1
Floor:	110 m2
Plot Size:	248 m2

IN BRIEF

This lovely semi-detached stone house is ready to move into. It offers a roomy, light living space over 2-floors with private garden to the rear. The property sits in the centre of the village so you can walk to the bakery or the other local shops (grocery shop, pharmacy, bar/restaurant, hairdresser, bank, post office). But you are 10 km to the stunning basilica of Pontmain, 11 km to the market town of Ernée, 16 km to Gorron and 18 km the medieval town of Fougères.

On the ground floor you find a lovely dinning room with a fireplace (approx. 17 m2), a good-size sitting room (approx. 19 m2), a fully renovated spacious kitchen with fitted units, nice work surface and enough room for a table and chairs, plenty of direct light and direct access to the garden (approx. 15...

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 1230 € et 1710€ 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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LOCAL TAXES

Taxe foncière:	**596 EUR**

NOTES

DESCRIPTION

This house could either be a family house, a nice lock-up and leave holiday home or an investment.

Laval 42 km, coast & Mont Saint-Michel 60 km, 75 km to Rennes's airport (approx. 1 h), Saint-Malo 100 km, 175 km to Caen Ouistreham ferry port

The utility room is big enough to become a shower room if needed.
The bathroom is being renovated.

The insulated attic could offer more living space according to your needs (another bedroom or a study)

The lovely garden at the back is big enough for you to create a veg patch should you want to grow your own vegies.

Mains drainage; wood burner and electric radiators, fully renovated kitchen, double-glazing

Parking in front of the house on the street

Ground floor: dining room: 16.92 m2; living room: 19.49 m2; kitchen: 15.12 m2; laundry: 2.7 m2; WC: 1.49 m2
First floor: landing: 4.33 m2; bedrooms: 12.71 m2, 13.08 m2, 20 m2; bathroom: 4.58 m2

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

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