LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A30583DIB53 Price: 41 600 EUR

agency fees to be paid by the seller

Charming 2-Bedroom village house with Garage – Renovation Project in Lignières-Orgères















ENERGY - DPE

DPE not required.

INFORMATION

Town:	Lignières-Orgères
Department:	Mayenne
Bed:	2
Bath:	1
Floor:	88 m2
Plot Size:	91 m2

IN BRIEF

MANAGEABLE RENOVATION PROJECT WITH EXCELLENT POTENTIAL

This surprisingly spacious 2-bedroom village house presents a fantastic opportunity for buyers looking for a renovation project with great potential.

The ground floor features an open-plan living space with a street-side salon and fireplace, opening via French doors to the kitchen at the rear. While there is no garden, the property benefits from a lovely garage, filled with natural light thanks to a roof Velux. Currently used for storage, it could easily become a light-filled atelier, workshop or serre. On the first floor there are 2 spacious bedrooms and there is an attic that can be renovated to create even more living space.

Contact Leggett Immobilier today and ask for more information and a viewing and discover this inviting

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

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LOCAL TAXES

Taxe foncière:	**221 EUR**

NOTES

DESCRIPTION

GROUND FLOOR

The ground floor benefits from an open-plan configuration, creating a pleasant flow between living spaces.

- Living room (6.42 x 4.05 m): Positioned at the front of the house, this bright salon features luminous windows and a fireplace, adding character and warmth. French doors connect the living room directly to the kitchen.
- Kitchen (3.91 x 2.94 m): Located at the rear, the kitchen opens onto a hallway providing access to essential service rooms and the staircase.
- Hallway (1.41 x 2.46 m): Leads to the toilet, boiler room, garage and stairs to the first floor.
- Toilet (0.76 x 1.21 m): Tiled and practical.
- Storage / boiler room (1.66 x 0.96 m): Equipped with a Thermor boiler.

GARAGE

A real highlight of the property is the garage (3.74 x 5.36 m) which is accessible via the hallway on the ground floor. With wooden doors opening to the front of the house and a roof Velux providing natural light, this space is currently used for storage but could easily become an atelier, workshop or a charming serre (subject to planning permission).

FIRST FlOOR

The staircase leads to a landing and hallway on the first floor.

- Hallway (0.91 x 5.63 m)
- Bathroom (1.95 x 2.63 m): With window, shower, toilet and washbasin.
- Bedroom 1 (4.09 x 3.53 m): Front-facing with outside window.
- Bedroom 2 (4.25 x 2.92 m): Also front-facing with outside window.
- Room 3 (2.19 x 1.91 m): Located at the rear with no window, ideal as an office, dressing...