

Very pretty 3 bed cottage with good outside space and garage. only 2km from amenities.

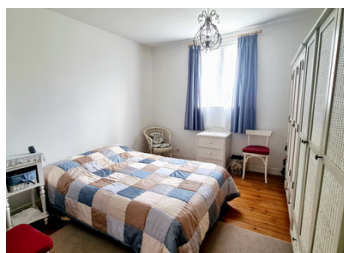


INFORMATION

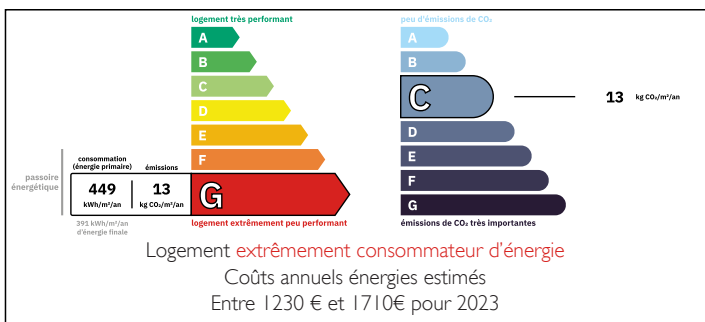
Town:	Chantrigné
Department:	Mayenne
Bed:	3
Bath:	2
Floor:	75 m2
Plot Size:	910 m2

IN BRIEF

This lovely secluded cottage hidden away in a tiny hamlet is presented to a high standard and is being sold furnished. Lovely gardens to the front and back along with a spacious garage. Situated in the countryside but only 2km from basic amenities and 8km from stunning Lassay les châteaux.

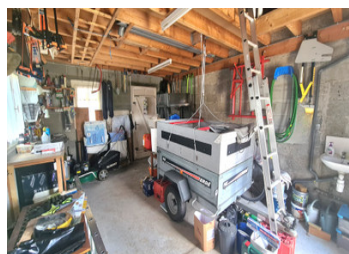


ENERGY - DPE



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

You enter into an open living space (27.6m²) that consists of a fitted kitchen, dining area and lounge. A granite fireplace takes central position and plenty of lightness coming in from dual aspect windows. There is direct access to the back garden. There is a handy utility room (3.1m²) with storage area and a good size downstairs double bedroom (13.8m²) sits next to a shower room with wc (3.2m²). To the first floor there are two doubles (10m², 9m²). Both have wood flooring, original oak beams and views over the countryside. A bathroom with WC (3m²), complete this floor. The garage has room for a vehicle along with workshop space and there is access to the upper floor for further storage. The secluded back garden is filled with fruit trees and a covered terrace is the perfect space to shade from the sun. The pretty front garden has a private driveway, garden area with mature trees and shrubs and a good size wood shed.

Minutes to basic amenities and larger towns with stunning Lassay Les Chateaux on your doorstep.

120km to the nearest ferry port

46km to the nearest station with direct routes to Paris

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

NOTES