LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A37332SVM53 Price: 114 450 EUR

agency fees included: 9 % TTC to be paid by the buyer (105 000 EUR without fees)

Quaint 2 Bedroom Cottage with outbuildings and land















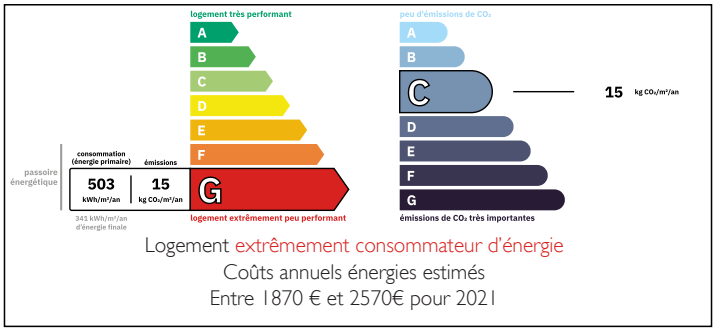
INFORMATION

Town:	Chantrigné
Department:	Mayenne
Bed:	2
Bath:	2
Floor:	80 m2
Plot Size:	1000 m2

IN BRIEF

This two-bedroom cottage, once a weaver's home, has a lot of character and charm. With its picket fence, it's the perfect spot for a holiday getaway or a peaceful retreat. Located in a quiet hamlet, it's just minutes from local amenities.

ENERGY - DPE



Logement extrêmement consommateur d'énergie

Coûts annuels énergies estimés

Entre 1870 € et 2570€ 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

Steps lead up to the front door, opening into an entrance hall and a spacious kitchen/dining room (28.19 m²). This welcoming space features a wood-burning stove and windows to both the front and rear, allowing plenty of natural light throughout the day. A convenient ground-floor WC is located by the entrance.

From the kitchen, two steps lead into the lounge (20.57 m²), a bright and comfortable room with a Velux window and an additional front-facing window. The fireplace houses an electric log-effect stove, creating a cosy atmosphere for relaxing evenings.

Stairs from the dining area lead to the first-floor landing (6.70 m²), giving access to a bathroom with WC (3.12 m²) and a bedroom (9.80 m²), currently arranged with a double bed and a single bed beneath the Velux window.

The second bedroom (12.42 m²) is situated on the lower ground floor beneath the main cottage and benefits from its own independent entrance. This space also includes a private shower room with WC (3.15 m²), making it ideal for guests, visiting family, or as a separate workspace.

Outside, the front garden features a summer house (12.29 m²), offering an excellent space for relaxing or entertaining. Whilst it would benefit from some refreshing, it has great potential. There is also a useful outbuilding currently used as a tool shed, ample off-road parking, and a cellar beneath the cottage providing valuable storage space.

The garden extends around the side of the property, and across the quiet lane is an additional field...