LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A37826AFE53 Price: 168 500 EUR

agency fees to be paid by the seller

Presenting this pretty 3 bed country cottage with 1 bed gite and multi-purpose studio.

EXCLUSIVE















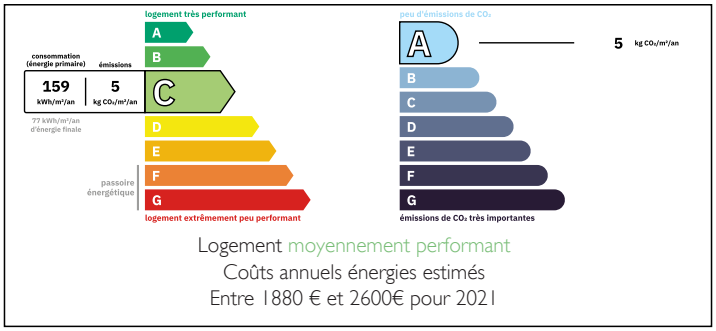
INFORMATION

Town:	Soucé
Department:	Mayenne
Bed:	4
Bath:	4
Floor:	190 m2
Plot Size:	1100 m2

IN BRIEF

Situated in a quiet hamlet sits this spacious 3 bed property. Numerous possibilities await you with the gite and studio that are also included in this sale. Surrounded by glorious countryside yet minutes from amenities and activities. The spacious accommodation works perfectly and this property is ideal as a primary or secondary residence.

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 1880 € et 2600€ 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

Main House

The dining room with snug area has tiled floors and a central wood burning stove for those cosy evenings. The living room is spacious with duel aspect windows looking out over the country fields and garden. Stunning oak beams give you plenty of country character. A pretty fitted kitchen has vaulted ceilings and exposed oak beams and space for a breakfast table with views looking out over the garden and terrace. An office space, storage cupboards and an area ideal to prepare coffee and breakfast are also located on this floor.

To the first floor you will find original wood flooring throughout. The master bedroom comes with its own walk in dressing room and ensuite shower room. This room is flooded with natural light from duel aspect windows. A second large double room also comes with its own ensuite shower room. A third good size double sits next to the family bathroom with its bath, overhead shower, wash basin and wc.

Gite

This gite is the perfect space for visiting friends and family, those who would like to run an Airbnb or those who work from home and need the space for clients. The downstairs consists of a large open living room with dining area and fully fitted kitchen. To the first floor there is a mezzanine double bedroom; storage are and a modern shower room with wc.

Studio

This space is currently used for private yoga sessions but is a multi functional space that...