

2 bed property on the edge of a village with good outside space and outbuilding

EXCLUSIVE



INFORMATION

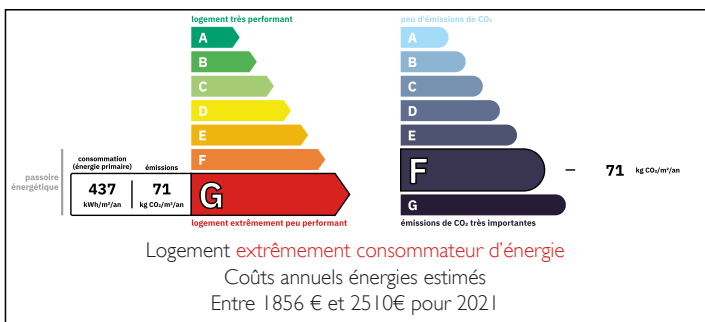
Town:	Le Pas
Department:	Mayenne
Bed:	2
Bath:	1
Floor:	78 m2
Plot Size:	954 m2

IN BRIEF

Nestled on the edge of a popular village this 2 bed cottage being sold fully furnished would make the perfect main residence or second home. All living space is currently on the ground floor but there is also potential to convert the first floor too. Lovely front garden filled with fruit trees along with a bank garden with outbuilding and terrace. A detached outbuilding is the perfect workshop!

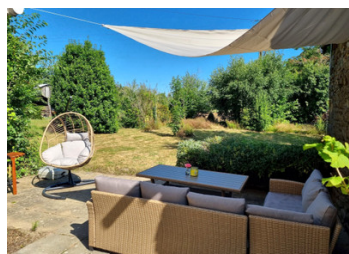


ENERGY - DPE



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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.



NOTES

DESCRIPTION

The property has its own driveway with front gardens that are full of cottage plants, fruit trees and space for several vehicles. You enter into a kitchen diner its central wood burner. The fitted kitchen has plenty of storage space and worksurfaces and there is room for a family sized dining table. Off the kitchen is a handy storage area/utility room with a door leading directly to the back garden. A ground floor shower room with WC and wash basin is light and spacious. The living room also with its own wood burner is of a generous size and again, due to the large windows lets in plenty of natural light. Two double downstairs bedrooms make up this floor. There is potential to add more living space on the first floor if required. An attached outbuilding is great for storage and to create a workshop. The back garden is a generous proportion for a village property and the terrace is ideal for alfresco dining. Walking distance to a mini supermarket, hairdressers and the local bar. 1. 40 mins the nearest ferry port, 1 hr to the coast and minutes from a large market town.

This property is on mains drains

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