LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A39610AFE53 Price: 80 000 EUR

agency fees to be paid by the seller

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















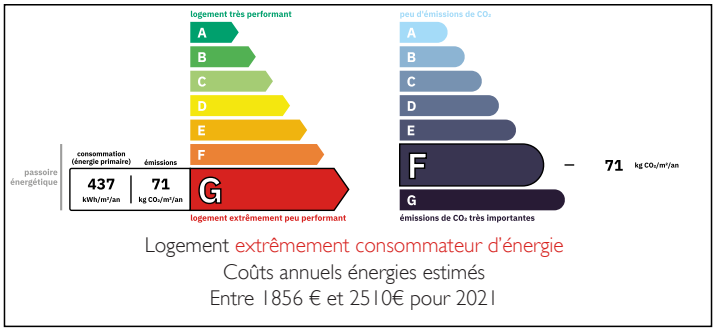

# INFORMATION

| | |
|---|---|
| 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




Logement extrêmement consommateur d'énergie
Coûts annuels énergies estimés
Entre 1856 € et 2510€ 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.

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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## 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, I hr ro the coast and minutes from a large market town.

This property is on mains drains

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