LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A39993SVM53 Price: 59 900 EUR

agency fees included: 6600 € TTC to be paid by the buyer (53 300 EUR without fees)

Charming Character Home with Separate Garden & Garage in a Thriving Village

EXCLUSIVE















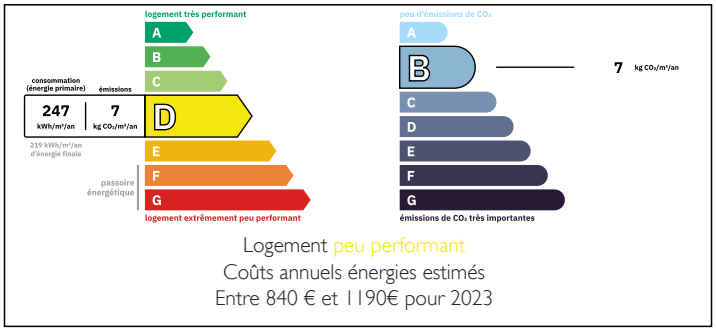
INFORMATION

Town:	Champéon
Department:	Mayenne
Bed:	2
Bath:	1
Floor:	65 m2
Plot Size:	322 m2

IN BRIEF

Tucked away in a well-served village, this delightful 2-bedroom home offers easy, low-maintenance living - perfect as a full-time residence or a hassle-free lock-up-and-leave escape. Enjoy the convenience of having everything on your doorstep, including a café-bar and restaurant, bakery, hairdresser, and post office, all just a short stroll away.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 840 € et 1190€ pour 2023

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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DESCRIPTION

On entering the property, the ground floor includes an open-plan lounge/kitchen (13.57 m²) with fitted units, a dining area (13.57 m²) with a log burner. At the rear, there is a utility area with WC (14.08 m²).

On the first floor, the landing area has room for a sitting area to sit and take in the view. There's good sized bedroom (17.92 m²) and a shower room with WC (3.16 m²). Stairs lead up to the attic level, which has a bright second bedroom or office space (12.66 m²). The property is double glazed.

The property is on mains drains and has fibre internet. It also comes with a small garage and a long garden (320m2 - both a short walk from the property).

NOTES

The property is ideally situated in the village with parking space and access to beautiful walks and cycling routes.The village of Champeon has local amenities including a restaurant, post office, hairdressers all within walking distance.

The medieval town of Lassay Les Chateaux with all amenities including vets, supermarket, banks, cafes etc is only 10 minutes away.

Caen - 137kms
Calais - 448 kms
Paris - 247kms
Rennes Airport - 117kms

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