LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A41404RL53 Price: 41 600 EUR

agency fees to be paid by the seller

Stone village house in popular Fougerolles-Du-Plessis to restore. Amenities within walking distance.















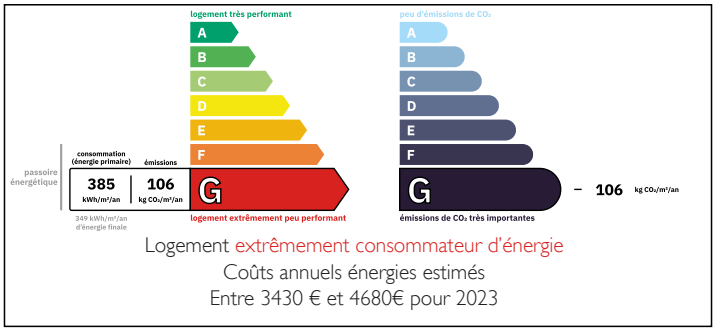
INFORMATION

Town:	Fougerolles-du-Plessis
Department:	Mayenne
Bed:	1
Bath:	2
Floor:	73 m2
Plot Size:	137 m2

IN BRIEF

A one/two bed detached stone property with courtyard outside space, tucked away in a side street in popular Fougerolles du Pllessis in North Mayenne. There is scope to extend the existing accommodation and change the layout. There is finishing required but the property is habitable and makes an ideal easy to maintain holiday home or indeed a bijou permanent home. The popular market towns of Gorron and St Hilaire du Harcouet are around 17km. Mont St Michel 53km,. St Malo 95km. Rennes airport 88km. A gem of a property to make your mark on. Viewing recommended.

ENERGY - DPE



Logement extrêmement consommateur d'énergie
Coûts annuels énergies estimés
Entre 3430 € et 4680€ 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.

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NOTES

DESCRIPTION

Hidden away down a side street, this property offers masses of potential.

Ground Floor.
You enter into a hallway. Directly infant of you is a room with an ensuite Shower room and WC. This has been used as a bedroom in the past and has built-in storage but it has no natural light. Also off the hall is a large storage cupboard where you find the oil fired boiler. Separate to this is a room that could be a utility room or kitchen with more storage at one end.

First Floor.
Here you find a living/dining room with a kitchen space . Off the kitchen area is a large double bedroom with an ensuite shower room and separate WC.

Second Floor.
This floor comprises a large attic space with good head height crying out for conversion, subject to permissions.

The property is double glazed in part and benefits from oil fired central heating.

Outside.
There is a small courtyard area in front of the house to while away summer evenings. Integrated into the property is a garage providing excellent storage.

A cute property in a convenient village location close to amenities to put your stamp on. Come and take a look.

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