

Stone cottage with large garden in Mayenne, Pays de la Loire, close to Bagnoles de l'Orne

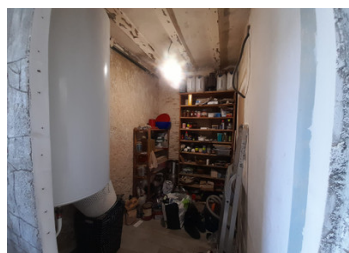


INFORMATION

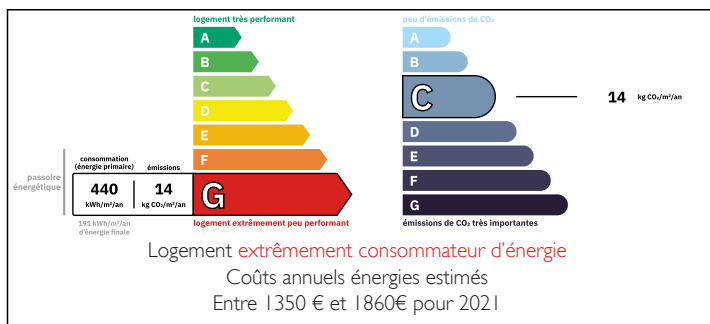
Town:	Thubœuf
Department:	Mayenne
Bed:	1
Bath:	1
Floor:	50 m2
Plot Size:	1670 m2

IN BRIEF

An affordable detached stone cottage offering approximately 50m² of immediately usable accommodation, with a further 28m² of adjoining/storage space plus attic potential, subject to the necessary works and permissions.



ENERGY - DPE



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.



DESCRIPTION

The 1,670m² garden includes established fruit trees and soft fruit, offering excellent scope for gardening, leisure or a smallholding-style lifestyle.

The property sits in a peaceful rural hamlet just 10km from Bagnoles-de-l'Orne and 10km from Lassay-les-Châteaux.

1. A home you can enjoy now

The existing accommodation is simple, practical and bright, with a 25 m² living room and open kitchen, a generous 19 m² bedroom, a shower room and a utility area.

There is also an additional 11 m² room, providing useful flexibility as a guest bedroom, home office, hobby room or studio.

The property benefits from double glazing throughout.

2. 1,670 m² of garden and mature fruit trees

The generous 1,670 m² plot is one of the property's major attractions.

The garden already includes mature cherry and plum trees together with fruit bushes, creating an established country garden with plenty of space for planting, growing vegetables, keeping chickens, relaxing outdoors or simply enjoying the peace and privacy.

For anyone looking for a property with land in Mayenne, this is an increasingly attractive feature.

3. Genuine potential to create more space

Subject to the necessary permissions and technical feasibility, the first floor, adjoining 11 m² room and approximately 17 m² storage area provide opportunities to rethink and expand the accommodation.

This could make the property particularly interesting

LOCAL TAXES

Taxe foncière: 236 EUR

NOTES