

Attractive three bedroom detached village property offering good living space and a spacious garden.



INFORMATION

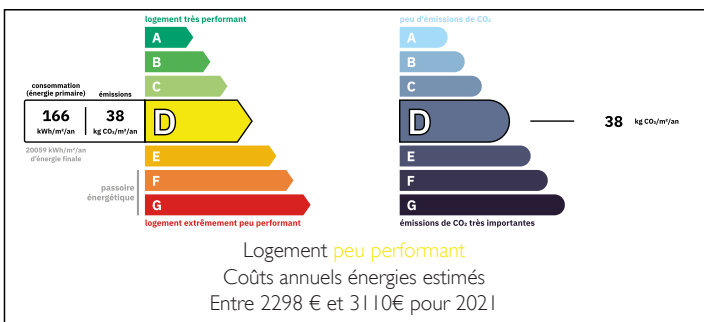
Town:	Saint-Mars-sur-Colmont
Department:	Mayenne
Bed:	3
Bath:	2
Floor:	120 m ²
Plot Size:	1800 m ²

IN BRIEF

Detached property offering an ideal family home, situated in a charming village in the heart of the Mayenne countryside. The accommodation includes three double bedrooms, two bathrooms, a modern fitted kitchen and great living space throughout. To the rear, a spacious and secluded south-facing garden provides excellent outdoor space.



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.



DESCRIPTION

Well-presented throughout, this attractive three bedroom home offers generous internal accommodation combined with well-designed outside space, ideal as a permanent residence or equally suited as a second home.

From the entrance hall (7.8m²) with traditional tiled flooring, you enter a modern fitted kitchen (14.8m²) with integrated appliances, leading through to the dining room (12.1m²) with doors opening onto the outside terrace, providing an excellent space for entertaining.

A useful utility room (9.8m²) with external access adds further practicality and offers flexibility for use as a boot room, hobby room or home office.

The comfortable lounge (15.7m²) enjoys a pleasant outlook over the garden, creating a bright and inviting living space. A ground floor WC completes the accommodation.

Upstairs, there are three double bedrooms. The principal bedroom (15.67m²) benefits from its own ensuite shower room ((5.5m²), while the remaining two bedrooms (15.5m², 12.6m²) share a Jack and Jill style shower room (5.2m²)

The property also benefits from a spacious cellar, ideal for storage.

Outside, the fully enclosed garden offers a good degree of privacy and is well suited to keen gardeners, with space for a vegetable plot or even keeping chickens. The garden is mainly laid to lawn with a variety of mature shrubs and trees, along with a private, sunny aspect. A garden shed is perfect for storage. The front garden has also been planted with various plants and shrubs and there is a driveway for private parking.

For those wanting to live in a tranquil area that...

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