

Detached cottage with large outbuilding not far from Gorrion.



## INFORMATION

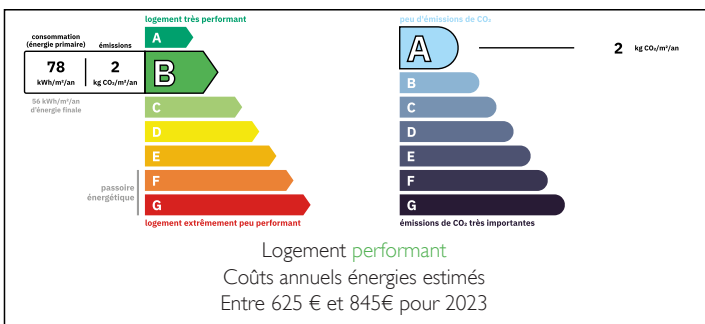
Town:	Fougerolles-du-Plessis
Department:	Mayenne
Bed:	2
Bath:	2
Floor:	96 m <sup>2</sup>
Plot Size:	2014 m <sup>2</sup>



## IN BRIEF

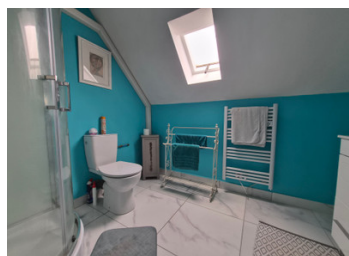
Leggett Immobilier is pleased to offer this beautifully presented rural two bed cottage situated in the commune of Fougerolles du Plessis in North Mayenne. The property offer great space and benefits from a recent reverse cycle heating system, double glazing and enhanced insulation throughout providing good energy savings. All this with a good-sized half acre garden and a large outbuilding ideal for those that like to potter and tinker, this is a beauty of a property. Popular Gorrion 12km. St Malo 92km. Rennes Airport 83km. Mont St Michel 54km. A convenient rural location, but not isolated. This ready to move into property has much potential. Early viewing is highly recommended.

## 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

### Ground Floor.

You enter into good sized double aspect fitted kitchen of around 18m<sup>2</sup>. Off here is the entrance hall whereto find a handy WC and the large living room with fireplace of 25m<sup>2</sup>.

### First Floor.

Stairs lead to a roomy landing space of 8m<sup>2</sup>, ideal for an office or reading nook. Off here there are two good double ensuite bedrooms, of 20 and 12m<sup>2</sup> under eaves The master bedroom also has a dressing room where you will find the central heating boiler. The shower rooms are 6m<sup>2</sup> and 5.8m<sup>2</sup> respectively.

### Outside.

The garden is laid mostly to lawn with some mature trees and a terrace area to the rear of the house. However, it may be the outbuilding that makes you hearts skip a beat. This is divided into three ares and is a double height space offering excellent storage or workshop space as well as possible garaging for vehicles. This is accessed to the side of the house. The property also benefits from private parking.

A superb property that has to be seen to appreciate the possibilities.

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

## NOTES