LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A46004RL53 Price: 135 000 EUR

agency fees included: 8 % TTC to be paid by the buyer (125 000 EUR without fees)

Detached cottage in enviable elevated location not far from popular Gorron. Price negotiable.















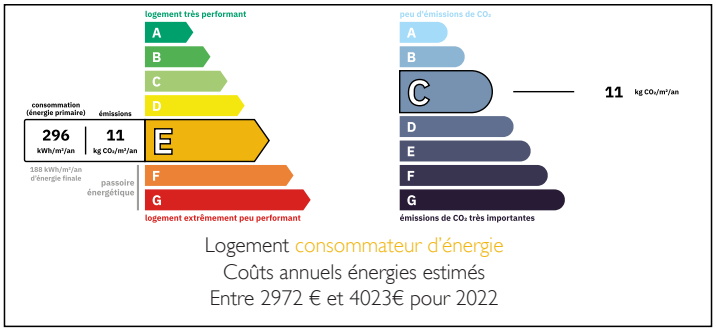
INFORMATION

Town:	Désertines
Department:	Mayenne
Bed:	4
Bath:	2
Floor:	127 m2
Plot Size:	860 m2

IN BRIEF

Leggett Immobilier is pleased to offer this well presented detached four bed cottage in a rural location close to Désertines and Gorron. The property offers excellent space in an elevated position with pretty far reaching views. in an easy to manage plot of 860m2 with private parking. The village of Désertines is 2.6km and the larger town of Gorron is 11km. Mont St Michel 60km. Rennes airport 90km. St Malo 103km and Caen 132km. Early viewing recommended.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 2972 € et 4023€ pour 2022

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

LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A46004RL53 Price: 135 000 EUR

agency fees included: 8 % TTC to be paid by the buyer (125 000 EUR without fees)







DESCRIPTION

Situated up a no-through lane this property is in a tranquil setting with far reaching views.

Ground Floor.
You enter into a large kitchen with fitted units and a feature fireplace. This is a large and light space with plenty of room for a good sized table and chairs. Off the kitchen to the right is a roomy living room again with fireplace. To the rear of the kitchen steps go down to a utility room with a WC that offers additional storage. A door leads to a wood sided workshop storage area.

First Floor.
Solid wood stairs int he living room lead to a landing area with two double bedrooms under eaves to your left with a separate shower room. To your right a corridor leads to two further double bedrooms under eaves with a separate family bathroom with WC, bath and separate shower.

Outside.
The garden is laid mostly to lawn with some planting. To the rear of the house is an open hangar that offers useful storage or for a vehicle. Off here is another workshop area. Accessible from the front is another garage that is integrated in the building. A peaceful location with amenities less than 5km. 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

NOTES

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