LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A46553SVM53 Price: 72 000 EUR

agency fees to be paid by the seller

Charming two-bedroom country cottage with private garden, garage and workshop















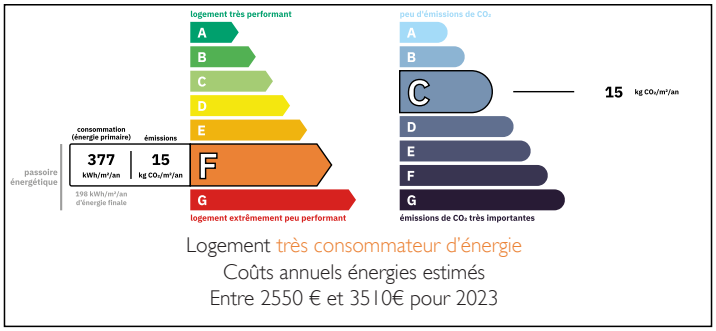
INFORMATION

Town:	Chantrigné
Department:	Mayenne
Bed:	2
Bath:	1
Floor:	65 m2
Plot Size:	850 m2

IN BRIEF

Set in the peaceful Mayenne countryside just a few minutes from the village of Chantrigné, this attractive semi-detached cottage offers an excellent opportunity for anyone looking for an affordable home in rural France.

ENERGY - DPE



Logement très consommateur d'énergie
Coûts annuels énergies estimés
Entre 2550 € et 3510€ 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

The property is approached through a private gated entrance with an intercom system and gravel driveway, providing ample off-road parking and a good degree of privacy.

On the ground floor, the accommodation comprises a living room of 19.41 m² with staircase leading to the first floor. To the rear is a separate kitchen measuring 10.21 m².

Upstairs, a surprisingly generous landing of 11.82 m² provides useful additional space and could easily accommodate a home office, reading area or hobby space.

There are two comfortable double bedrooms measuring 12.23 m² and 14.63 m², together with a shower room and WC.

The cottage benefits from double glazing and electric heating throughout.

Outside, the private enclosed garden provides space for outdoor dining, gardening or simply relaxing and enjoying the peaceful rural surroundings.

A garage with adjoining workshop is a particularly useful addition, offering secure parking, storage and plenty of space for tools, bikes or DIY projects. The gravel driveway also provides additional private parking.

The property is ideally situated for enjoying this peaceful corner of the Mayenne countryside. The medieval town of Lassay-les-Châteaux, with its impressive château, shops, cafés and local amenities, is approximately 7 km away, while the larger market town of Mayenne is around 16 km.

For connections further afield, Laval and its TGV station are approximately 45 km away, with direct...