LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A47054DSE53 Price: 244 999 EUR

agency fees included: 7 % TTC to be paid by the buyer (230 000 EUR without fees)

Beautiful riverside country house with two bedrooms situated in over half an acre of garden and no neighbours















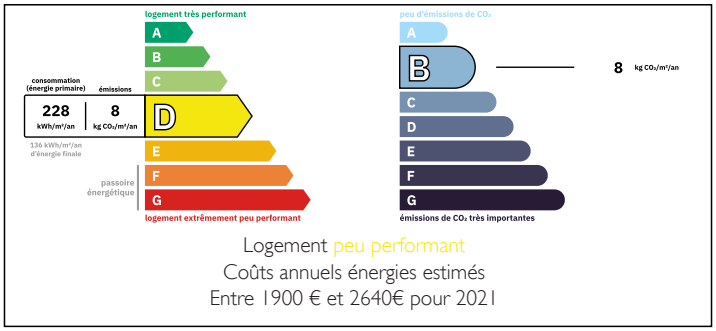
INFORMATION

Town:	Saint-Jean-sur-Mayenne
Department:	Mayenne
Bed:	2
Bath:	1
Floor:	100 m2
Plot Size:	2200 m2

IN BRIEF

Fully renovated detached house with two bedrooms in an isolated situation and no visible neighbours close to the village of Saint Jean sur Mayenne and only 10 minutes from the centre of Laval. The property is ideal as a second or principle home. There are no works required to the property and there is the potential to make an extension to the property.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 1900 € et 2640€ pour 2021

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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LOCAL TAXES

Taxe foncière: **162 EUR**

NOTES

DESCRIPTION

This is an exceptional home in a great location!

Detached house of 100m² habitable space comprised of:

On the ground floor:
+ Lounge/dining room of approx 34m² with wood burner, exposed beams and new flooring. A large patio door provides access to the south facing terrace over looking the garden ad the river beyond.
+ Fitted kitchen of approx 30m² with modern kitchen units and a central island. A large patio door again provides access to the terrace.
+ Utility room located off the kitchen
+ Toilet accessed from the kitchen.

Stairs from the kitchen provide access to the first floor comprising:
+ Bedroom 1 of approx 16m² with new flooring, storage and a large velux window
+ Bedroom 2 of approx 16m² with new flooring, storage and a large velux window
+ Modern family shower room with Italian shower and WC

To the outside is the garden of more than 2000m² with a treeline separating the property from the edge of the river with an exit to the cycle path that runs alongside the river. A seasonal pond exists in the garden surrounded by an easy to maintain lawn.

Included in the garden is a mobile home that is used as a small workshop and for storage.

The property benefits from a recently installed and conforming microstation. Heating is by high efficiency individual electric radiators in each room and an additional wood burner located in the lounge/dining room.

Information about risks to which this property is