

Charming 2/3 bed longere, garden and countryside views

EXCLUSIVE



INFORMATION

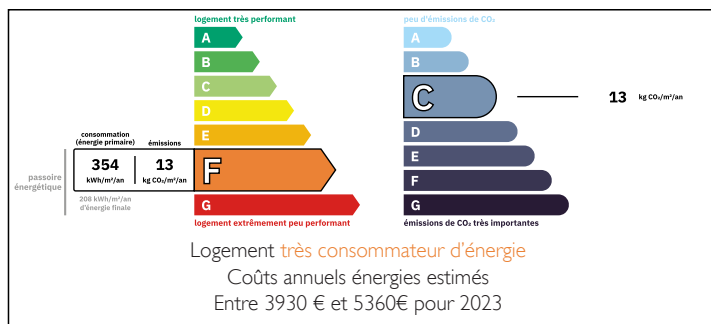
Town:	Lignières-Orgères
Department:	Mayenne
Bed:	2
Bath:	2
Floor:	160 m2
Plot Size:	668 m2

IN BRIEF

Set in a peaceful hamlet just two minutes' drive from Lignières-Orgères, this stone longère offers countryside views, a gated entrance and flexible living space. The ground floor includes a kitchen, dining room and two sitting rooms with woodburners, one of which could serve as a bedroom, with a shower room nearby. Upstairs are two bedrooms and an additional office accessed through the second bedroom. Outside, the garden looks towards woodland and open countryside. Double glazing, a compliant septic system and a spring water supply complete the property.

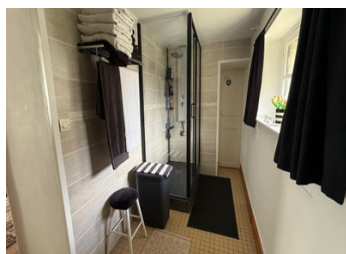


ENERGY - DPE



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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.



NOTES

DESCRIPTION

Set in a peaceful hamlet around two minutes' drive from the amenities of Lignières-Orgères, this stone longère enjoys views across its garden towards open countryside and woodland. A gated entrance opens onto private parking, while the flexible interior offers space for everyday living, welcoming guests or creating a ground floor bedroom.

The front door opens into the central kitchen (15.28 m²). To one side is a lounge (26.2 m²) with a woodburner and access to the garden through the utility room. To the other, the dining room (14.54 m²) leads to a second sitting room (20.88 m²), also with a woodburner. With a shower room and WC (6.86 m²) nearby, this second sitting room could be used as a ground floor bedroom.

Upstairs, one bedroom (17.9 m²) features exposed beams, roof windows and an adjoining bathroom with WC (4.84 m²). The second bedroom (15.5 m²) leads through to an additional room of 8.4 m², currently used as an office. This could also provide space for a small single bedroom, although access is through the second bedroom.

The back garden overlooks the surrounding countryside and woodland. The nearby barns are under separate ownership and are not included in the sale.

The house has double glazing, two woodburners and electric radiators, along with a Linky meter and an Orange broadband connection. The septic system is compliant. Water is supplied by a spring, and there is also a well.

The surrounding countryside offers opportunities for walking and cycling, with forests and...