LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A48417AFE53 Price: 81 600 EUR

agency fees included: 9 % TTC to be paid by the buyer (75 000 EUR without fees)

Pretty 2-bed cottage with sunny garden, terrace and spacious workshop/garage.

EXCLUSIVE















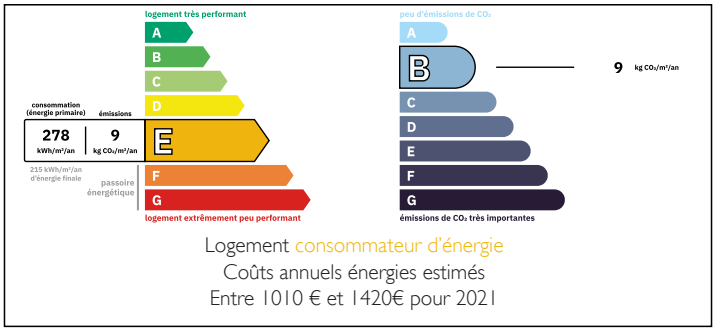
INFORMATION

Town:	Vautorte
Department:	Mayenne
Bed:	2
Bath:	1
Floor:	57 m2
Plot Size:	582 m2

IN BRIEF

This charming granite stone cottage would make an ideal permanent home or French holiday retreat. Set in a small hamlet with lovely countryside views, the property offers an open-plan living area, a spacious garage/workshop and a sunny garden. Conveniently located just 5km from St Denis de Gastines with its shops/bakery/corner shop and 7km from Ernée, with its supermarkets and restaurants, and only 1km from a popular local bar and restaurant.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 1010 € et 1420€ 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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NOTES

DESCRIPTION

The ground floor offers an open-plan living area with a fitted kitchen (30.12), dining space and central wood-burning stove. The kitchen provides plenty of storage, and the appliances are included in the sale. Doors open directly onto the terrace and garden. A separate utility room offers useful additional storage and could potentially be converted into a downstairs WC, subject to the necessary work.

On the first floor, there are two double bedrooms, both with fitted wardrobes and views over the surrounding countryside. A shower room with WC completes this level.

Outside, the terrace is ideal for al fresco dining, while the large south-facing garden is mainly laid to lawn, with plenty of space to create a vegetable garden, an additional seating area or further outdoor features.

The spacious workshop offers excellent versatility and could be used as a garage, hobby room, games room, storage area or space for entertaining. A separate wood store is also provided.

Several items of furniture can be included in the sale, making this an ideal option for anyone looking for a ready to move into French holiday home.

5 km to t Denis de Gastines and its amenities shops bakery etc.
7 km to Ernée
1km to Vautorte
2 hours to nearest ferry port
30 minutes to the nearest station with TGV routes to central Paris

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