



Ref: A20705AFE53

Price: 299 000 EUR

agency fees included: 5 % TTC to be paid by the buyer (284 000 EUR without fees)

Exceptional 4 bedroom property and spacious reception rooms set in established gardens in a quiet location.



INFORMATION

Town: Saint-Pierre-des-Landes

Department: Mayenne

Bed: 4

Bath: 3

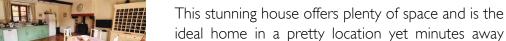
Floor: 230 m2

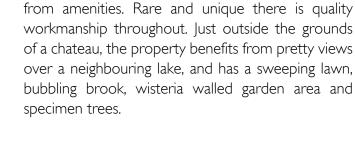
Plot Size: 4111 m2









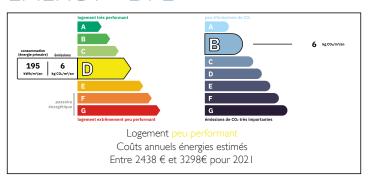


IN BRIEF





ENERGY - DPE



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 habitation: EUR

NOTES

DESCRIPTION

This house is nestled in its own grounds and reached by a private drive.

Ground floor.

You enter into a family dining room that could also double as a further sitting room. Tiled flooring wood burning stove and duel aspect windows. The country style kitchen is the perfect family space. Hand painted bespoke fitted and free standing units, kitchen table, range oven and a central fireplace with wood-burning stove. The formal sitting room has a floor to ceiling cathedral style window with double doors leading to the garden. Central fireplace, stone tiled floors, oak beams and exposed stone all lead to its mix of grandeur and charm. There is a another sitting room which is currently used as a reading room by the owners and would also make a fantastic entertaining room. There is a modern shower room with WC and a separate utility room also on this floor.

First floor.

There are 4 large double bedrooms, each with their own character. Wooden flooring, stunning beam work and exposed stone throughout. The two family size bathrooms have modern suites consisting of free standing bath, shower, hand basin and WC. Conforming septic tank, double glazed throughout.

Outside there is a large lawn area, part walled garden, 2 terraces for entertaining or dining, a tiny brook running along the back, a sitting area over looking a lake and a separate garden for growing vegetables. A large outbuilding would make the best workshop and there is also a further...