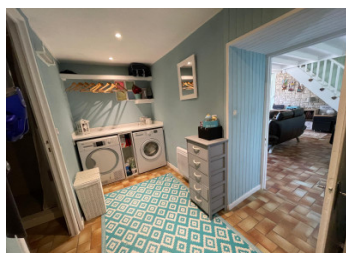
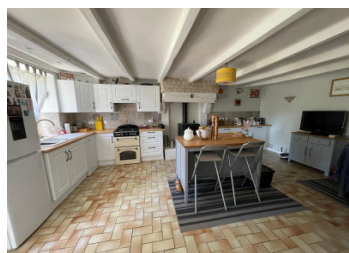


UNDER OFFER - Beautiful Two Bed Stone Cottage with Garage, Outbuildings & Gardens



INFORMATION

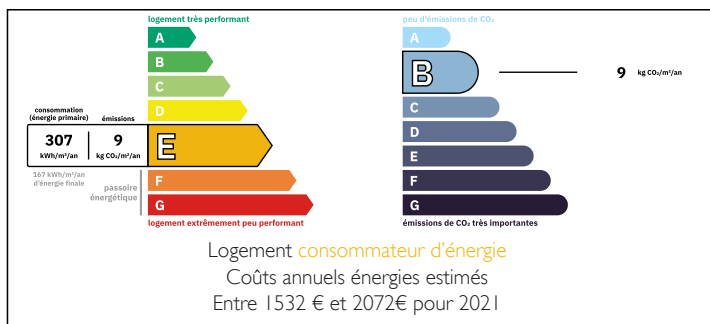
Town:	Brecé
Department:	Mayenne
Bed:	2
Bath:	1
Floor:	90.34 m2
Plot Size:	1520 m2



IN BRIEF

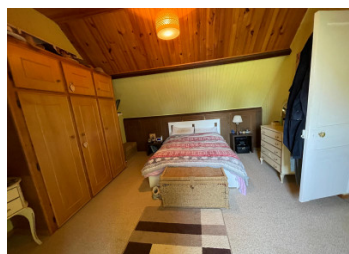
UNDER OFFER - A cozy two bedroom stone cottage with landscaped gardens, garage and outbuildings.

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.



LOCAL TAXES

Taxe foncière: 404 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

On the edge of the village of Brece situated in its own little gravel courtyard.

On entering the property you are greeted by the bright and airy lounge with wood burning stove and painted beams and on the left is the entrance to the large fully equipped kitchen which also has a wood burning stove.

From the lounge is a doorway to the ground floor WC and shower room and laundry room.

The stairs lead to the first floor landing with storage cupboard and two very good sized bedrooms with fitted wardrobes and electric radiators and a separate WC.

Outside is a pool, garage, two sheds and an old bread oven which has been insulated and a first floor added. Although there is a road near the property it is set back behind a large tall hedge.

The property is being sold furnished.

Brece has a bakers, bar/restaurant and school and is just outside the village of Gorron which has supermarket, bars, restaurants, cinema, vets and schools.

Car Ferry Port: 2hrs
Calais Tunnel: 4hrs 50
Airport Rennes: 1hr 20
Paris: 3hrs 20

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