

FULLY FURNISHED pretty country property, immaculately presented, perfect holiday home - viewing recommended



INFORMATION

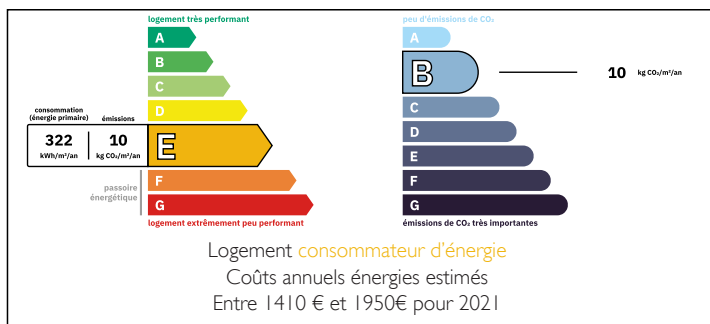
Town:	Chevaigné-du-Maine
Department:	Mayenne
Bed:	2
Bath:	1
Floor:	98 m2
Plot Size:	244 m2

IN BRIEF

Set in a quiet hamlet you will find this delightful 2-3 bed stone traditional house, beautifully presented and totally renovated to a high standard, just 2 minutes to the Boulangerie in Charchigne, 10 minutes from medieval Lassay les Chateaux one of the "Small Cities of Character" with its castles and lake. The property is also under 15 minutes from Bagnoles-de-L'Orne the famous spa town built beside a lake, with its elegant casino and racecourse as well as its renovated thermal spa centre, Easily accessible by high speed train from Paris (1.5hrs) or by car from Paris (2.5hrs) This is due to the excellent road network in the area the major towns of Laval, Argentan, & Alencon are just 45 minutes away. Easy access from the UK and Ireland by car from the ports of Ouisterham (1.5 hrs)...



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: 352 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

This semi-detached house has been under the same ownership for over 20 years, in that time it has been totally renovated throughout to a high standard using quality materials. It benefits from tilt & turn double glazing windows and doors, with electric shutters on the ground floor, newly fitted A-rated wood burning stove and electric heaters.

The accommodation is arranged over 2 floors and has an enclosed garden to the front of the property - Viewing is highly recommended.

THE ACCOMMODATION COMPRISES:

On the Ground Floor –

Kitchen/Dining Room 4.50 x 3.5m Window to front elevation. Bespoke handcrafted oak kitchen with stone sink and tiled splash backs. Space for washing machine. Tiled floor. Fireplace with 12kw Invicta woodburning stove and electric heater

Living room – 5 x 4.6m Brick and oak beam wall leading to a lounge area. Living flame electric stove, Window and stable door to front elevation. Tiled floor. Stairs to first floor with cupboard under.

Bathroom – 2.2 x 1.5m Tiled floor. WC, vanity unit, bath/shower. Tiled walls and electric towel rail

Lounge 3.7 x 4.6m Two windows to front elevation, carpet, mock oak fireplace with living flame electric stove. This room could equally be used as a ground floor bedroom if required

On the First Floor –

Landing with WC

Bedroom 1 - 7.2 x 4m Velux and window to front elevation. Carpet flooring

Bedroom 2 - 3.8 x 4m Window...