

Pretty cottage with separate annex being sold furnished in the heart of a village with amenities.



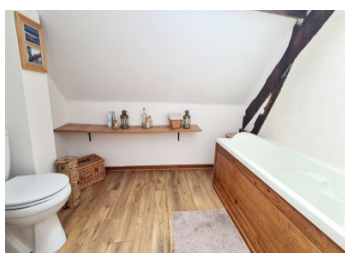
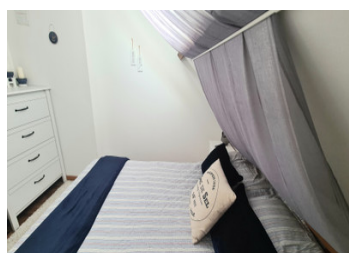
INFORMATION

Town:	Montaudin
Department:	Mayenne
Bed:	3
Bath:	2
Floor:	65 m2
Plot Size:	140 m2



IN BRIEF

Hidden away in the heart of the village sits this pretty 3 bed property with a separate annex. Ideal as either a main or secondary residence. Walking distance to all immediate amenities and 15 minutes from the medieval town of Fougères.



ENERGY - DPE

DPE not required.

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.



DESCRIPTION

Set back away from any roads this property consists of a large living room with kitchen/diner area. The central fireplace has an electric heater at present but the chimney could be opened up so you could house a woodburner if you choose. The kitchen has plenty of storage space and worksurfaces and a 10 seater dining table. To the first floor there are 3 bedrooms. One currently houses a double bed while the other 2 are small singles. Though the bedrooms are not large they also have space for storage and bed side tables. A modern fitted bathroom with wc completes the first floor. At the back of the property on an adjacent is a converted annexe that would be perfect for airbnb, friends and family or a work/hobby space. The downstairs has a storage area with a shower room and wc along with upstairs there is a small kitchen area and space for a sofa bed. The main property comes with a garden that has the sun on it throughout the day. There is communal parking at the side of the house. Montaudin has numerous amenities including a bakers, bar, restaurant, corner shop, post office and chemist. All a couple of minutes walk away. 8km to the market town of Ernée and 15 minutes to pretty medieval Fougères. Under 2 hours to the nearest ferry port.

Information about risks to which this property is exposed is available on the GéoRisques website :...

LOCAL TAXES

Taxe habitation: EUR

NOTES