

Pretty 3 bed country cottage with outbuildings set in 1800m2 of garden with views.

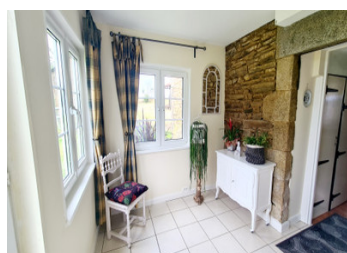


INFORMATION

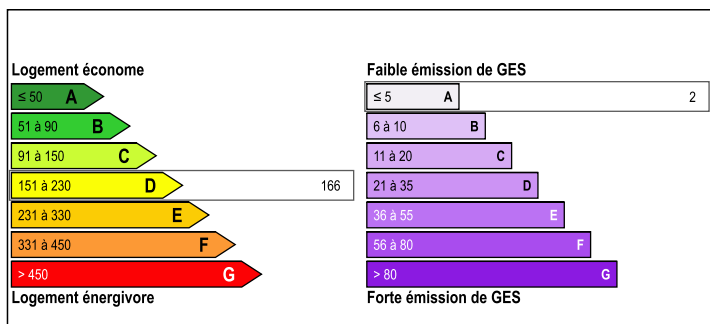
Town:	Fougerolles-du-Plessis
Department:	Mayenne
Bed:	3
Bath:	2
Floor:	101 m2
Plot Size:	1800 m2

IN BRIEF

Lovely country cottage that is bright and spacious and would be ideal as either a primary or secondary residence. Lovely open country views from the garden along with useful outbuildings. Set in a quiet area but minutes from amenities..



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.



DESCRIPTION

You enter into a large open plan living room. This contains a fully fitted kitchen with plenty of storage space and worksurfaces, space for a large family dining table and a sitting room centred around a granite fireplace with woodburning stove. The sun room is the perfect place to relax and look out onto the garden. There is a downstairs wc. To the first floor are two good size double bedrooms both with fitted wardrobes and a master bedroom with ensuite bathroom and wc. The family bathroom including wc, bath, hand basin and overhead shower complete this floor. To the exterior there is a utility room with extra storage cupboards, workshop, garden tool storage area and an old workers cottage. This could be converted subject to planning. A wood store and second workshop are also included. A large garden overlooking the surrounding countryside along with a terrace area and private parking.

Double glazed, plumbed for central heating if required, ready to move into.

1 hr to the coast and 1 hr 40 mins to the nearest ferry port.

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

LOCAL TAXES

Taxe habitation: EUR

NOTES