

UNDER OFFER ACCEPTED | Two bedroom detached house in rural setting with 2 acres of land close to Ernée



INFORMATION

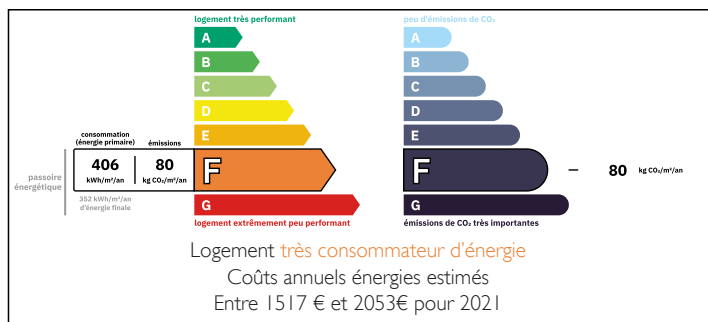
Town:	Saint-Denis-de-Gastines
Department:	Mayenne
Bed:	2
Bath:	1
Floor:	54 m2
Plot Size:	8380 m2

IN BRIEF

A chance to experience 'The Good Life' in rural Mayenne with a tidy house of two bedrooms set in over 2 acres of land close to the amenities of Ernée and Saint Denis de Gastines



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

Charming house in a beautiful setting surrounded by the rolling Mayenne hills comprising of a detached house with:

- + Fitted kitchen of approx 11m²
- + Living room with wood burner of approx 18m²
- + Bedroom 1 of approx 11m²
- + Bedroom 2 of approx 10m²
- + Shower room with WC

There are stairs down to the cellar in which is located the oil central heating boiler for both the radiators and hot water. In the kitchen there is a gas water heater for use in the warmer months when central heating is not required.

The house is connected to an individual and conforming fosse septic.

There is a loft above the living area that could potentially be converted for additional living space.

The joy of the property is in the outside space. It provides a large workshop immediately to the rear of the property plus some additional external storage areas plus an enclosed chicken run. To the side of the property there is a large field divided into a field with some fruit trees and a large vegetable garden. Being the property is completely fenced this is ideal for animals, even a couple of small horses. When making a tour of the land you walk to the side of the property across the field into the large vegetable patch and then through a small wooded area before arriving back at the house. And not a neighbour in sight as you make this tour!

Information about risks to which this property...

LOCAL TAXES

Taxe foncière: 330 EUR

Taxe habitation: EUR

NOTES