

Beautifully presented family home with flexible accommodation, lovely garden and terrace. Close to Mayenne

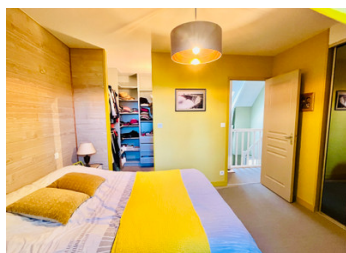


INFORMATION

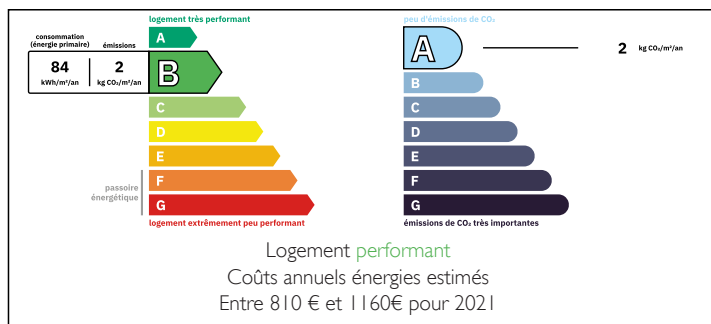
Town:	La Bazoge-Montpinçon
Department:	Mayenne
Bed:	7
Bath:	2
Floor:	160 m2
Plot Size:	1799 m2

IN BRIEF

Perfect for the larger family or for entertaining, this bright and spacious property with open plan living offers flexible accommodation and all modern conveniences.

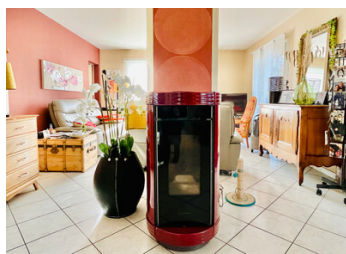
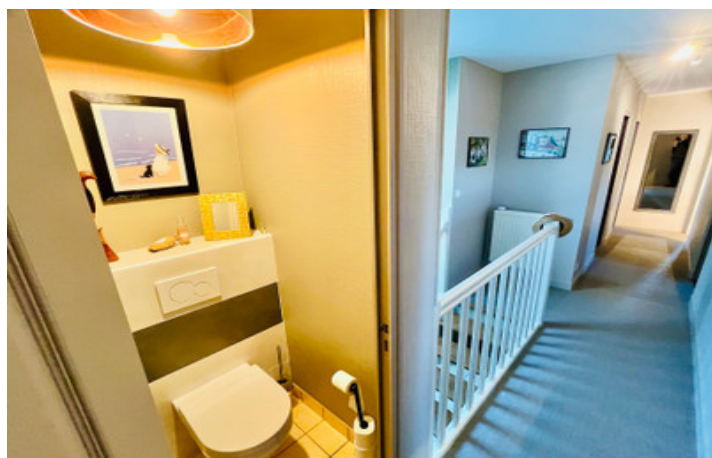


ENERGY - DPE



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

GROUND FLOOR

Entry hall
Living room (4.22 x 11.72 m)
Conservatory (4.22 x 8.34 m)
Kitchen
Room 1: (3.28 x 3.16 m) bedroom, currently used as an office
Bathroom with shower and washbasin
Toilet with washbasin
Laundry space
Cave a vin (2.34 x 1.50m)
Garage (5.84 x 5.52m)

FIRST FLOOR

Room 2: bedroom (3.14 x 3.48 m) with walk-in closet (1.30 x 1.82m)
Room 3: bedroom (2.80 x 4.06 m)
Room 4: bedroom (3.00 x 3.60 m)
Room 5: bedroom (3.31 x 3.35 m) currently used as a tv room
Room 6: bedroom (4.19 x 5.44 m) currently used as a games room, with adjoining space (room 7)
Room 7: bedroom (2.65 x 4.244)
Salle de bain (2.60 x 3.45 m) with bath, shower and double washbasin
Toilet (0.85 x 1.04m)

Sanitation: Microstation

LOCAL TAXES

Taxe foncière: 1021 EUR

Taxe habitation: EUR

NOTES

VIEWING

Viewing highly recommended.

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