

Pretty 3 bed stone cottage being sold furnished. Less than 2 km to Gorrion market town.



INFORMATION

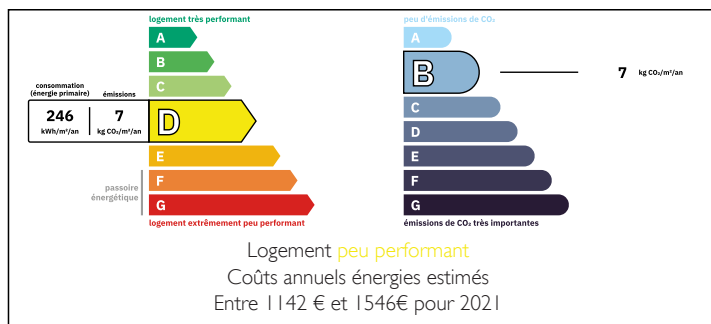
Town:	Hercé
Department:	Mayenne
Bed:	3
Bath:	1
Floor:	99 m2
Plot Size:	991 m2

IN BRIEF

This is such a lovely cottage that is perfect as a primary residence or the perfect holiday home. Nestled in a tiny hamlet surrounded by the pretty Mayenne countryside but less than 2km from Gorrion market town and all it has to offer.

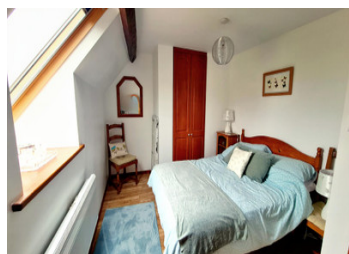


ENERGY - DPE



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: 163 EUR

NOTES

DESCRIPTION

The heart of this home is the farmhouse kitchen diner (22m²). The fully fitted kitchen has plenty of storage space and worksurfaces and a large dining table sits in the middle making it the perfect space to entertain. This room is large enough for a sofa in the corner making it the perfect reading area or somewhere to relax. A central fireplace is a focal point and ideal for any cold winter evenings. The living room (29.5m²) is spacious and again benefits from a central fireplace with wood burner. Original oak beams give that touch of character in both the kitchen and living room. The hand fitted staircase leads you to the first floor. Bedroom 1 (11.5m²) is a good size double and has a walk in dressing room (2.8m²) that is fitted out for all your storage needs. Plenty of space for furniture in this bedroom and a velux window looks out onto the garden. Bedroom 2 (13.6m² that includes built in storage) is again a good size double with space for furniture. Bedroom 3 (12m² including built in storage) is again bright and spacious. The bathroom (8.7m²), consists of a free standing shower, bath, wc and wash basin with storage unit. A built in cupboard houses the hot water tank and is another storage space as well.

The property comes with an attached workshop area that has a water and electric and is used as a utility space with a plumbed in...