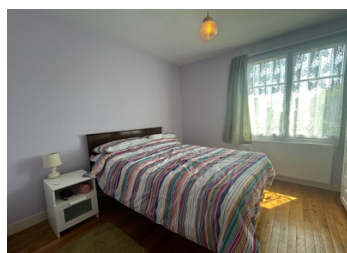


Comfortable village house with pretty garden in a quiet location, close to local amenities.



## INFORMATION

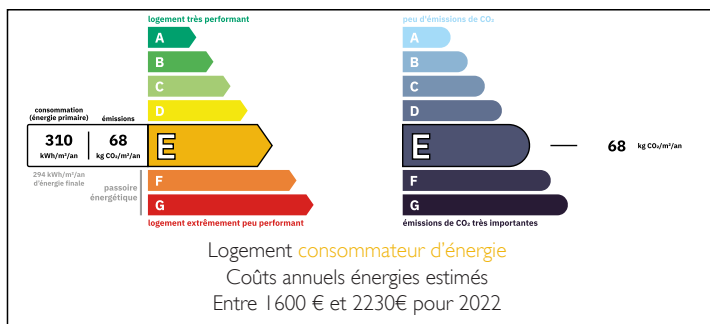
|             |                          |
|-------------|--------------------------|
| Town:       | Torcé-Viviers-en-Charnie |
| Department: | Mayenne                  |
| Bed:        | 3                        |
| Bath:       | 1                        |
| Floor:      | 78 m2                    |
| Plot Size:  | 679 m2                   |



## IN BRIEF

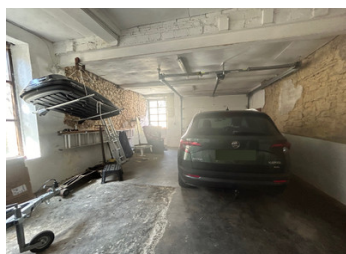
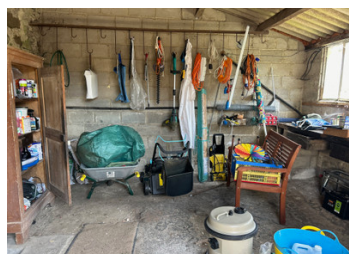
If you're looking for a cosy home that's and easy to maintain then this property could be for you. Located in a quiet street in a popular Mayenne village, the house is within easy walking distance of local amenities. The interior is light and airy, with a fully equipped kitchen-diner, living room and 3 bedrooms. At the back of the property is a well proportioned, manageable garden and to the front, a courtyard leads to a stone workshop with WC, garage and wood-store, originally the village coach house and garage. To the side of the property is a large carport providing private, covered parking.

## 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:** 450 EUR

**Taxe habitation:** EUR

## NOTES

## DESCRIPTION

On the ground floor, an entrance hall leads to a comfortable living room with views over the back garden. To the front of the property is a fitted kitchen/diner with large windows and a door opening onto the courtyard. A further door leads to a handy utility room with access to the back garden.

Upstairs are 3 double bedrooms and a bathroom, with a bath and overhead shower. A separate WC completes the upstairs accommodation.

The popular village of Torcé-Viviers-en-Charnie is situated 40km west of Le Mans with its historic centre, 24-Hour race circuit and fast rail links to Paris. To the east is the smaller, riverside town of Laval with easy access to Rennes and Brittany. Close by is the charming medieval town of Sainte Suzanne, classed as one of the most beautiful in France. The Normandy coast is 178kms to the north with regular a ferry service to the UK and there are international airports at Tours, Rennes and Paris.

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