

Very pretty 2 bed village property that comes with a sunny, secluded garden and large garage/workshop.



EXCLUSIVE

INFORMATION

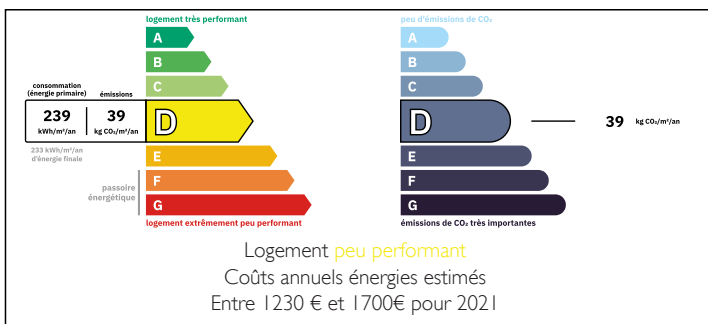
Town:	Landivy
Department:	Mayenne
Bed:	2
Bath:	2
Floor:	68 m2
Plot Size:	330 m2

IN BRIEF

Set in the popular village of Landivy sits this pretty cottage. Ideal as a holiday home or a main residence the cottage offers open plan living space on the ground floor with 2 bedrooms and 2 bathrooms on the first floor. Pretty low maintenance garden ideal for second home owners. Storage sheds and a large garage workshop. The property also comes with an outside parking space too. Walking distance to shops, bars etc. The village is based in the countryside so walking and cycle routes are all to be found nearby and the coast is less that an hour away.

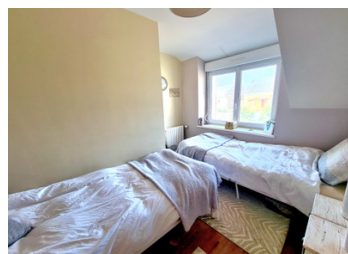
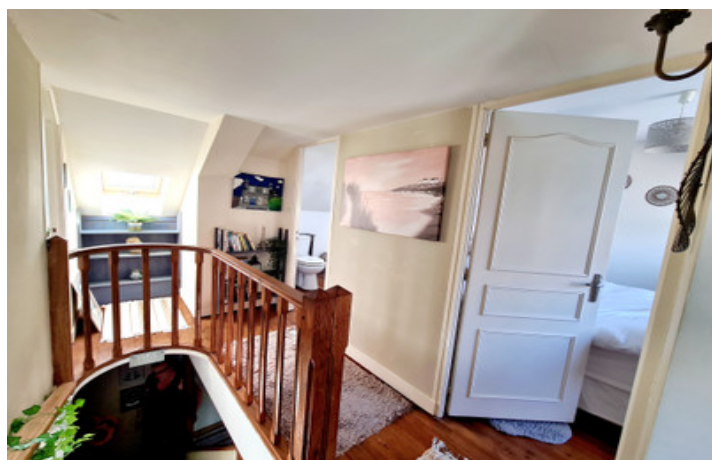


ENERGY - DPE



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 habitation:

EUR

NOTES

DESCRIPTION

You enter into an open plan living area. The fully fitted kitchen has plenty of storage and sits next to the dining area where you can look out onto the garden. The sitting room has a central fireplace with a woodburning stove and original oak beams give plenty of character. A handy utility room with extra storage and a WC are also located on this floor. A pretty oak staircase leads you to the landing where you will find 2 bedrooms. Both have space for furniture and are light and airy spaces. This house comes with the luxury of 2 bathrooms too. One has a bath with overhead shower, wash basin and wc. The second has a walk in shower with wash basin and wc. The outside space is delightful and a real secluded sun trap. Two terraces are the ideal spaces to entertain and enjoy the French apéro along with al fresco dining! There are two storage sheds ideal for housing garden furniture, tools etc. A large garage/workshop is an excellent space to be used for many things. Storage, games room, garage, workspace, hobby room, gym, studio... the choice is yours! The property comes with outside parking too. Walking distance to all shops and amenities and a great central location for visiting the coast, surrounding medieval towns like Fougères, market towns and country villages.

12km to St Hilaire du Harcouet with its outstanding market

45 km to Mont St Michel

140km to the...