

Spacious 3 bed village property with good outside space, new roof and new windows and doors.



EXCLUSIVE

## INFORMATION

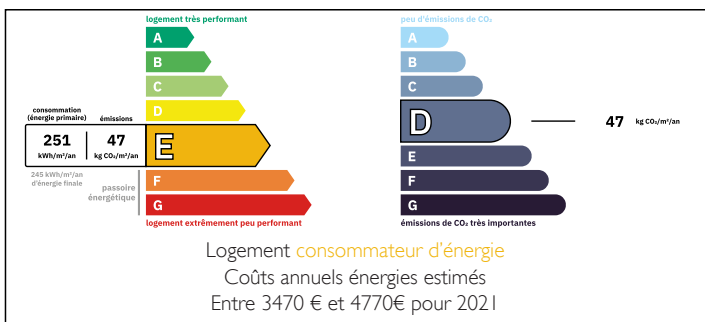
Town:	Couesmes-Vaucé
Department:	Mayenne
Bed:	3
Bath:	2
Floor:	130 m <sup>2</sup>
Plot Size:	2000 m <sup>2</sup>

## IN BRIEF

This pretty stone village property has the added benefit of a new roof, windows and doors. The garden laid mainly to lawn wraps around the house and there is private 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.



## DESCRIPTION

Entering a spacious hallway, you are welcomed into a fully fitted kitchen with a breakfast area, offering plenty of storage and work surfaces, along with direct access to the garden. The generous living room features a central fireplace with a wood-burning stove, wooden flooring, original beams, and exposed stone walls for added character. Double doors open onto the terrace and garden.

Upstairs, all rooms lead from a large landing—ideal for a small home office if needed. The master bedroom has an ensuite shower room and WC, high ceilings, stone walls, and wooden flooring, making it light and airy. Two further good-sized double bedrooms offer ample storage. The family bathroom, complete with bath, overhead shower, WC, and washbasin, is bright and spacious.

Outside, the garden wraps around the cottage and is mostly laid to lawn. A patio area is perfect for barbecues and alfresco dining on sunny evenings.

Ideally located just a couple of minutes from a popular bar and ten minutes from shops, restaurants, and healthcare services. Approximately 1h40 from the nearest ferry port and around an hour from the coast.

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

## LOCAL TAXES

Taxe habitation:

EUR

## NOTES