

Beautifully presented home with spacious rooms, double garage, private outdoor space, close to shops.

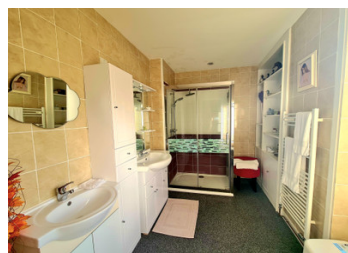
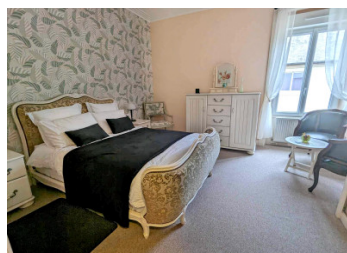


INFORMATION

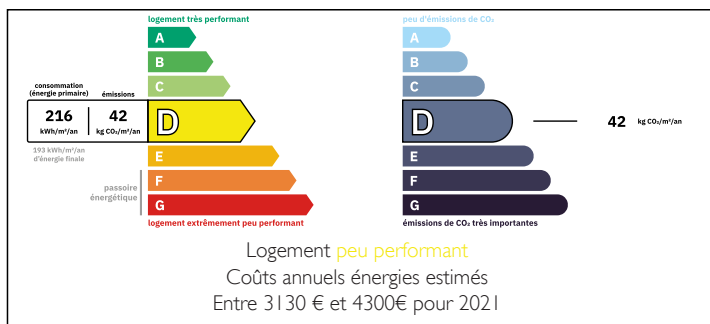
Town:	Saint-Denis-de-Gastines
Department:	Mayenne
Bed:	4
Bath:	2
Floor:	187 m2
Plot Size:	80 m2

IN BRIEF

This charming village home has been beautifully presented and offers plenty of versatile living space, making it perfect for a growing family or anyone looking to run a bed and breakfast. A handy ground-floor bedroom and bathroom add convenience, while the modern kitchen connects directly to the double garage and workshop. Outside, you'll find a lovely, fully enclosed walled courtyard – a private space to relax or entertain. Set in a picturesque village with good local amenities, this property offers both comfort and character, making it a wonderful home or a business opportunity with B&B potential.

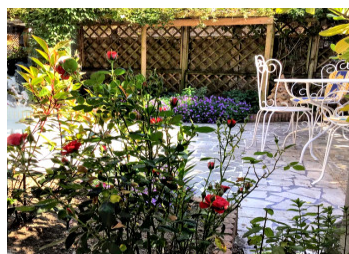


ENERGY - DPE



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

Step into the welcoming reception hall (12 m²) and you'll find a bright, open lounge and dining area (40 m²), complete with an elegant fireplace and wood-burning insert that adds both charm and warmth. The kitchen (33 m²) is the heart of the home, offering space for both breakfast and sitting areas, with doors leading out to the sunny courtyard – a perfect spot to relax or enjoy a morning coffee. A pantry storage room (8m2) is tucked just off the kitchen along with a WC. Also on the ground floor is a good-sized double bedroom (14 m²) and a shower room (7.8 m²) with WC, along with a fitted storage cupboard, providing practical and versatile living space for family or guests.

A traditional staircase leads you up to the first floor, where the landing opens onto three spacious bedrooms (35 m², 14.4 m², 9 m²), each with high ceilings, decorative coving, and ceiling roses that add character and charm. A modern shower room (7 m²) sits alongside a separate WC.

The second floor offers access to a generous loft space (70 m²) with exposed beams and wooden flooring – ideal for storage, or for anyone with a project to create a hobby room, extra bedrooms, or a bathroom.

Outside, the property boasts a pretty, fully enclosed walled courtyard with a BBQ area and storage, enjoying a sunny, private aspect with no overlooking neighbours. From the kitchen, there is direct access to a double garage (54 m²) with electric doors, as well as a handy workshop.

Set on a...