

Exclusive - Affordable French holiday home ready to enjoy with potential to add value, with garage & courtyard

EXCLUSIVE



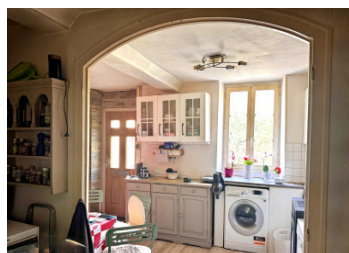
INFORMATION

Town:	Saint-Pierre-sur-Orthe
Department:	Mayenne
Bed:	3
Bath:	1
Floor:	69 m2
Plot Size:	356 m2

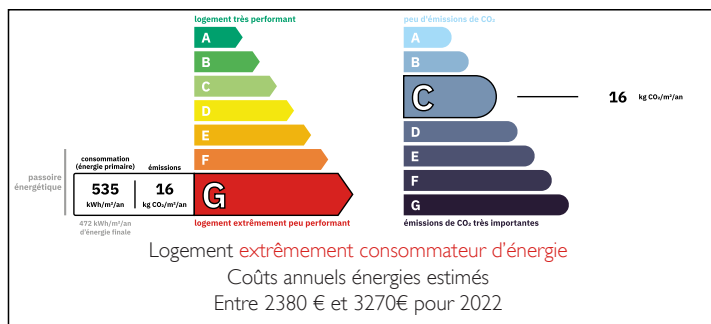
IN BRIEF

Looking for an affordable French holiday home where you can simply arrive, unpack and relax? This charming stone cottage combines character, comfort and future potential, with two wood-burning stoves, a pellet stove, private courtyard, garage and an insulated attic ready for conversion.

Great location only 10km from the attractive market town of Sillé-le-Guillaume which is renowned for its 15th-century château, beautiful surrounding forest, and stunning 32-hectare lake with beach, ideal for walking, cycling, swimming, fishing and watersports. Excellent transport links with direct rail services to Paris (approx. 1.5 hours) and Le Mans (approx. 20 minutes), while the Cross-Channel ferry port at Caen is approximately 140km 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.



DESCRIPTION

Accommodation Comprises:

Ground Floor

Enter into an open hallway leading to a spacious fitted kitchen with a range of units, modern pellet stove and included white goods.

Cosy lounge with tiled flooring and wood-burning stove

Ground floor bedroom with front-facing window.

Shower room with WC, wash basin and corner shower.

Door from hallway opening onto a private courtyard, perfect for outdoor dining, entertaining or relaxing in the sunshine.

First Floor

Stairs from the hall lead to a bedroom with front window and Velux to the rear.

Interconnecting second bedroom with side window and rear Velux.

Large insulated attic space accessed from the first bedroom, ready for conversion into additional accommodation, studio space or home office (subject to permissions).

Outside

Private low-maintenance courtyard.

Opposite the house is a separate parcel including a garage and garden backing onto a picturesque stream, ideal for growing vegetables, relaxing outdoors or creating a workshop.

Room Sizes (metres)

Kitchen: 5.2 x 5.25

NOTES