

5 bed village property with many original features, garden and outbuilding situated on the edge of a village.

## EXCLUSIVE



## INFORMATION

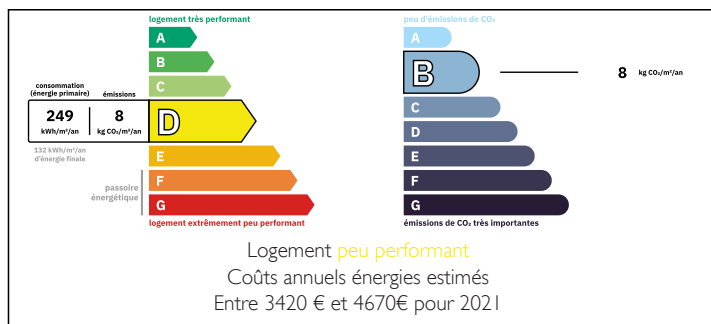
|             |                |
|-------------|----------------|
| Town:       | Couesmes-Vaucé |
| Department: | Mayenne        |
| Bed:        | 5              |
| Bath:       | 3              |
| Floor:      | 164 m2         |
| Plot Size:  | 1100 m2        |

## IN BRIEF

Set on a quiet lane at the edge of a charming village, this characterful 5 bed home blends period features with stylish family living. Original oak flooring, feature fireplaces, and elegant panelling sit alongside bright, flexible spaces designed for modern life. Great family accommodation with outbuilding, terrace and garden. Minutes from all amenities.

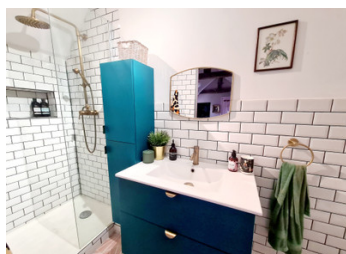
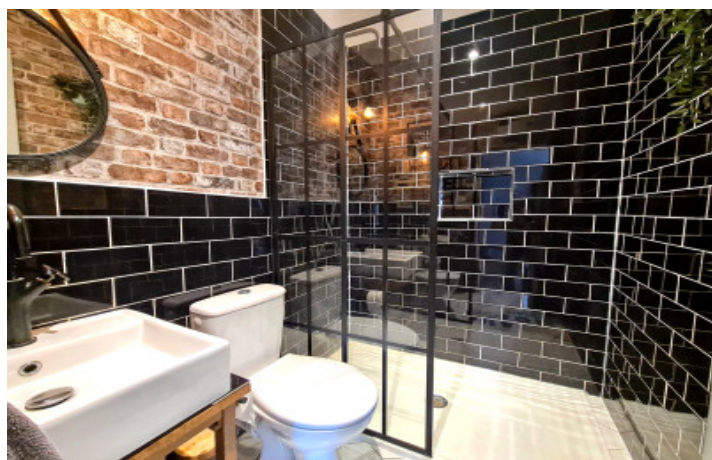


## ENERGY - DPE



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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 the property, you are welcomed into a hallway with tiled flooring and an original oak staircase, immediately reflecting the character and charm found throughout. This leads through to the formal living room, featuring a central fireplace with open fire, creating a warm and elegant reception space.

The main dining room is particularly impressive, showcasing a marble fireplace and beautiful oak panelling, offering an ideal setting for entertaining family and friends. The kitchen provides a superb family-focused space, complete with an informal dining area and a TV snug arranged around a wood-burning stove. Large double doors open directly onto the terrace, allowing a connection between indoor and outdoor living. A separate pantry provides valuable additional storage, while the original back kitchen—although in need of renovation—offers excellent potential to be transformed into a utility room or additional shower room, subject to requirements.

On the first floor, there are two well-proportioned double bedrooms with original flooring, located close to a shower room with WC. A third spacious double bedroom benefits from its own en-suite shower room.

The second floor comprises a fourth bedroom, currently used as a children's room with built-in beds within the eaves, and the principal suite. The master bedroom includes a walk-in wardrobe and en-suite shower room, with the added feature of a freestanding bath within the room, creating a relaxing and luxurious retreat.

Externally, the property offers private parking, a sun terrace, a lawned garden, and an additional front terrace. An outbuilding is also included, offering...

## NOTES