

Offering spacious living accommodation this 4 bed family home comes with outbuildings and stunning garden.

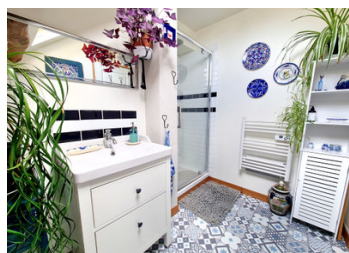


INFORMATION

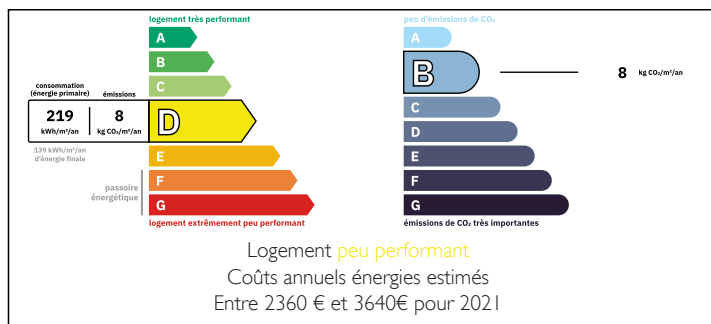
Town:	Saint-Berthevin-la-Tannière
Department:	Mayenne
Bed:	4
Bath:	3
Floor:	131 m2
Plot Size:	1450 m2

IN BRIEF

Well presented family home nestled in a tiny hamlet offering great accommodation including a ground floor bedroom and shower room. Perfect as a family residence or that second property allowing friends and family to make use of the extensive space included. Stunning garden that has been planted with specimen shrubs and trees along with a work shop and original bread oven. Minutes from amenities and near the beautiful medieval town of Fougères.

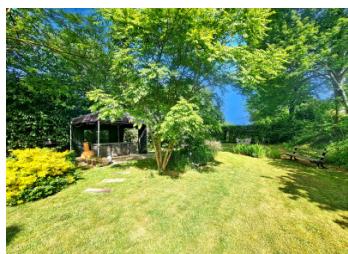


ENERGY - DPE



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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.



NOTES

DESCRIPTION

You enter the property into a spacious and welcoming kitchen, which enjoys direct access out to the rear garden. The fully fitted kitchen (20.3m²) provides an excellent range of storage and worktop space, together with integrated appliances. The adjoining dining area (14.5m²) is well proportioned and offers an ideal setting for both everyday meals and entertaining family and friends.

From the dining area, the ground floor accommodation continues with a double bedroom (9m²), conveniently located next to a modern shower room with WC (4.7m²). A useful utility cupboard, housing the washing machine, adds further practicality to this level. The living room (21.5m²) is a comfortable and inviting space, featuring a central fireplace with wood-burning stove and dual-aspect windows, allowing natural light to fill the room throughout the day.

On the first floor, the spacious landing is currently used as a home office (8.5m²), creating a useful additional reception or work area. There are two further double bedrooms (11.8m², 9m²) on this level, both retaining original flooring and characterful exposed beams, adding charm and authenticity to the property. These bedrooms are served by a family shower room with WC (3.9m²), finished in a modern style.

The master bedroom (26.4m²) is a standout feature of the property and offers generous and well-planned accommodation. It includes a dedicated dressing area, a comfortable seating space, and a private en-suite bathroom with WC (2.3m²). A pellet burner makes this a particularly cosy and relaxing space.

Externally, the property continues to impress with a...