

## Charming stone cottage with large garden, garage/workshop - near Javron-les-Chapelles

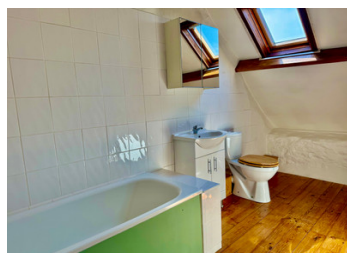


## INFORMATION

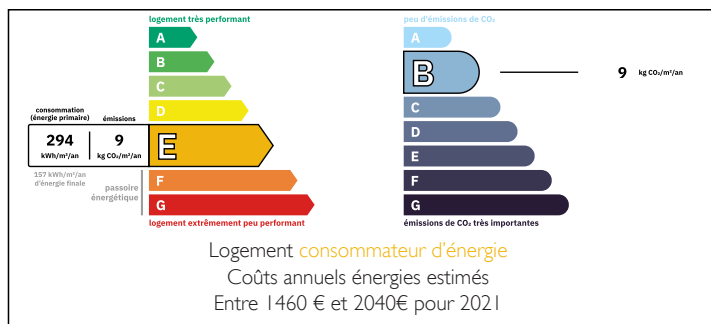
|             |                      |
|-------------|----------------------|
| Town:       | Javron-les-Chapelles |
| Department: | Mayenne              |
| Bed:        | 2                    |
| Bath:       | 1                    |
| Floor:      | 91 m2                |
| Plot Size:  | 1040 m2              |

## IN BRIEF

Nestled in a peaceful countryside hamlet just a few minutes from the popular village of Javron-les-Chapelles, this delightful stone cottage offers approximately 91m<sup>2</sup> of comfortable living space, a generous garden of 1,082m<sup>2</sup>, a substantial garage and workshop, and a lovely terrace accessing the rear garden.

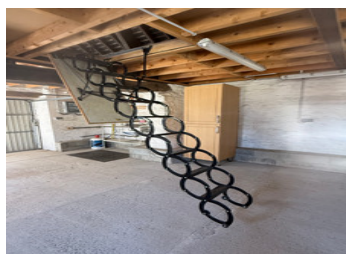


## ENERGY - DPE



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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

The spacious 28.77m<sup>2</sup> kitchen/dining room forms the heart of the home, providing plenty of room for family meals and entertaining. It benefits from direct access to the rear terrace, making indoor and outdoor living effortless during the warmer months.

The equally generous 26.02m<sup>2</sup> sitting room is full of character, featuring a wood-burning stove that creates a warm and welcoming atmosphere. French doors open onto the terrace, allowing the living space to extend naturally outdoors. Heating is provided by a wood-burning stove complemented by electric radiators throughout the property. The staircase rises from the sitting room to the first floor.

Upstairs, attractive wooden floors add further charm throughout. The accommodation includes a principal bedroom of 12.95m<sup>2</sup>, a second bedroom of 9.63m<sup>2</sup>, a 6.28m<sup>2</sup> study or home office, ideal for remote working or hobbies, and a spacious 6.89m<sup>2</sup> family bathroom with WC. The split-level first floor adds character and interest to the layout.

To the rear of the property, the terrace enjoys views across the garden and provides an ideal spot for relaxing or dining outdoors. Stone steps lead up to the mature garden and access to double gates.

The 38.69m<sup>2</sup> garage/workshop is a real bonus, benefiting from electricity, a sink and a pull-down ladder providing access to useful loft storage above.

Situated in a quiet rural setting while remaining within easy reach of the shops and amenities of Javron-les-Chapelles, this charming cottage would make an ideal permanent home, holiday retreat or investment property.

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Information about risks to which this property...