

Attractive and spacious 4 bedroom property with 4000m2 of land in the popular market town of Gorrion.



## INFORMATION

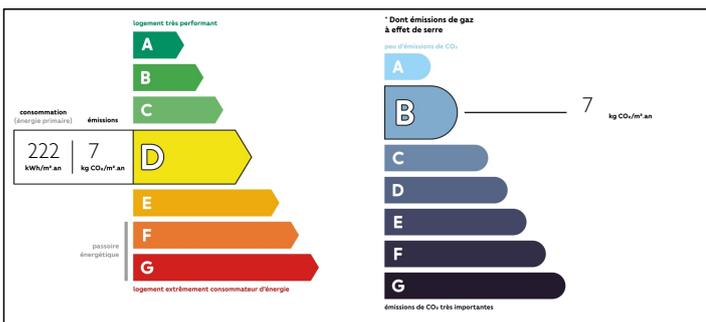
Town:	Gorrion
Department:	Mayenne
Bed:	4
Bath:	2
Floor:	160 m2
Plot Size:	4070 m2

## IN BRIEF

Superb family house situated in an elevated position walking distance to all the amenities, bars and restaurants of Gorrion. Perfect layout including a downstairs parental suite and offering views over the town.



## 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

You enter into a magnificent open plan living area of approx 55.5m<sup>2</sup>. Solid oak flooring, brand new woodburner, plenty of light with the double aspect windows. The kitchen area has plenty of storage space, worksurfaces and the central island has space for friends and family to eat together. The lounge area is situated around the modern woodburner. Off a small corridor is the master suite. The double bedroom (13.2m<sup>2</sup>) with built in storage, modern shower room (4.5m<sup>2</sup>) and separate WC are closed off from the main house and the perfect place to go and relax. There is a further room (18.9m<sup>2</sup>) that is currently used as a utility space and will need some work but is big enough to create an office, tv room, bedroom, utility and larder. Upstairs there are a further 3 bedrooms of 13m<sup>2</sup>, 10.7m<sup>2</sup> and 9.6m<sup>2</sup> along with a large shower room of 11m<sup>2</sup>. To the second floor is a large loft area that is ideal for storage or as a hobby room, games room or guest suite.

A garage with electric door (22m<sup>2</sup>) is large enough to also use as a workshop, but the cellar, shed and wood store are also handy additions.

Plenty of parking at the front with a lawned area and the back garden is set up high the same level as the house with it then sloping down to another level that is on the river edge.

Walking distance to all amenities. 1 hour to the...

## NOTES