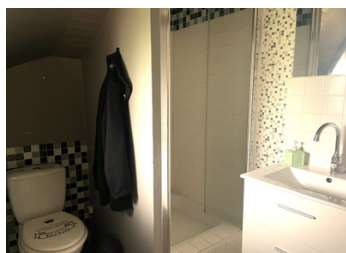


UNDER OFFER - Town house with garden and separate studio - rental or investment potential



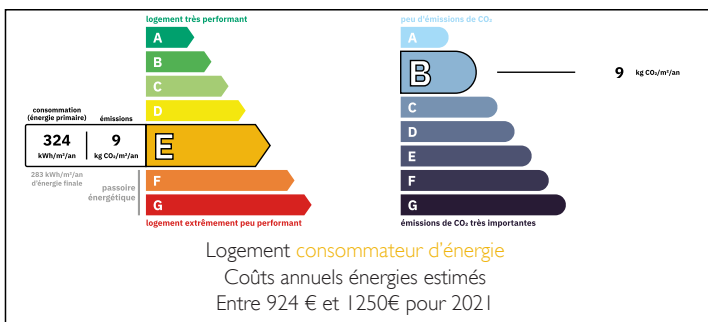
INFORMATION

Town:	Pré-en-Pail-Saint-Samson
Department:	Mayenne
Bed:	3
Bath:	2
Floor:	120 m2
Plot Size:	450 m2

IN BRIEF

UNDER OFFER - Substantial town house with a separate studio, large garden and outbuildings all conveniently situated in the centre of a popular market town within walking distance to all amenities including schools, bars, supermarket, medical centre and swimming pool. The larger town of Alençon, just 30 minutes away by car, has train links to Paris and Le Mans. Caen ferry 1.5 hours

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

Great opportunity to purchase this super town house with the separate studio to rent out for additional income.

The house is in good condition and benefits from oil central heating and mains drainage

Enter into central hall way

Main House:-

Living Room - 5.6 x 3.3

Dining Room 3.6 x 4.2

Kitchen - 3.4 x 3.6

Shower Room - 2 x 1.7

Garage - accessed from interior hall or external door

From the landing stairs to 1st Floor

Bedroom 3 x 3.8

Cellar

Large enclosed garden with several outbuildings

Studio:

Kitchen 2.8 x 3.5

Shower Room - sink, toilet & shower

Living Room/Bedroom - 5.4 x 4.3

Ladder to attic which is suitable for conversion

LOCAL TAXES

Taxe habitation: EUR

NOTES

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>