

UNDER OFFER - Delightful cottage situated in the countryside, land, lake & separate house for renovation



## INFORMATION

Town:	Villepail
Department:	Mayenne
Bed:	2
Bath:	1
Floor:	100 m2
Plot Size:	23410 m2

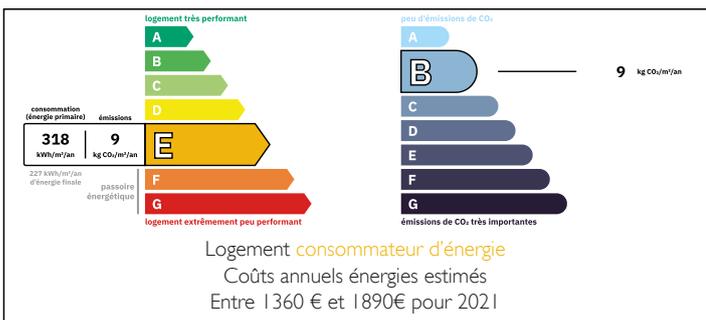


## IN BRIEF

UNDER OFFER - Situated at the end of a country lane with only one other neighbour you will find this fully furnished stone property which is worth a look, plenty of traditional features and views to the rear of open countryside. Just over 5.7 acres of land and even your very own lake. Several old stone barns and an old cottage to renovate if you have a gite project in mind!

Perfect location for outdoor pursuits and exploring the beautiful Mayenne countryside and the stunning Alpes Mancelles. A short drive (6km) will take you to either Javron-les-Chapelles or Villaines-la-Juhel both of which have all local amenities including schools, shops, swimming pools, supermarkets, local commerce etc

## 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

The main house currently comprises:-

Lounge – 5.4 x 5.6 tiled floor, double window giving access to the rear garden, fireplace with woodburning stove

Lobby/hall with tiled flooring, storage units leading to bathroom 2.1 x 1.7 with a bath and sink, separate wc

Kitchen/dining room – 5.4 x 4.6 bright room, good selection of fitted units, sitting area and woodburning stove. Staircase leads to a mezzanine level with space for a single bed or great office space

Staircase from the lounge leads to the 1st floor, this opens out to a landing/bedroom 3.7 x 5.4

Bathroom 3 x 1.4 with shower, twin basins and wc

Bedroom 2 – 3.4 x 5.4 with velux window

Garage to main house with mezzanine for storage

Storeroom with old bread oven

## LOCAL TAXES

Taxe foncière: **658 EUR**

Taxe habitation: **EUR**

Old cottage to renovate which has one main room with fireplace and floor above, lean-to woodstore attached to the rear and small courtyard to the side with bread oven and fountain

Pretty stream fed lake approx 100m x 25 with plenty of trees and grass cut pathway round the perimeter

There is a total plot size of 5.7 acres, with gently sloping land which is mostly grassed, plenty of room for horses, vegetable plots, chickens etc if you are looking for the good life!

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

## NOTES