

Traditional 3 Bedroom Stone Built Cottage with Driveway, Garage & Garden



INFORMATION

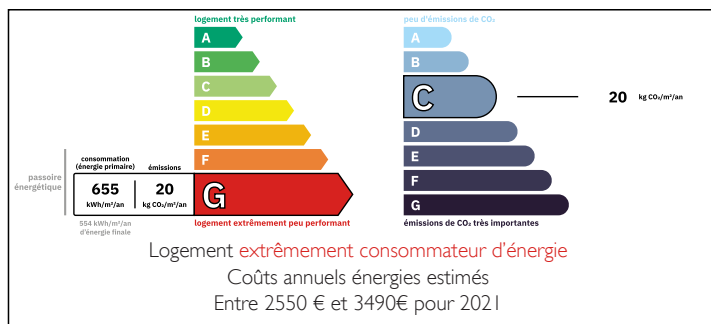
Town:	Montreuil-Poulay
Department:	Mayenne
Bed:	3
Bath:	1
Floor:	141 m2
Plot Size:	1000 m2

IN BRIEF

Located in a peaceful hamlet, this characterful 3-bedroom cottage offers spacious living areas, a cosy lounge with a wood burner, and a bright kitchen/dining room overlooking the garden. Upstairs, three well-sized bedrooms benefit from plenty of natural light.



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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

In a quiet hamlet with just two neighbours, this 3-bedroom cottage is full of character and offers a perfect countryside retreat, with spacious living areas and a generous garden,

Property Features:

Spacious Living Areas – A welcoming entrance hall leads to a bright kitchen/dining room (19.94m²) with oak-style cabinets and views over both the front driveway and back garden. Double doors open into the cosy lounge (22.65m²), featuring a charming chimney insert wood burner.

Three Generous Bedrooms – Upstairs, you'll find two light-filled bedrooms (16m² & 11m²) with large Velux windows, plus a third double bedroom (14.93m²) with its own hallway and access to a separate shower room and WC.

Additional Spaces & Potential – An attached 30m² side annexe (cellar) offers storage or conversion potential, while a 15m² garage provides extra convenience.

Outdoor Space – The front courtyard has parking for 3-4 cars, while the fully enclosed rear garden features a patio, lawn, mature shrubs, an apple tree, and a wood shed with an attached storage shed.

A new fosse system was installed just three years ago so conforms to standards.

Peaceful Location – Just minutes from Montreuil Poulay, with Lassay-les-Châteaux (6km) and Mayenne (12km) offering supermarkets, schools, banks, bars, and restaurants. Easy access to the ferry port at Caen in just 1 hour 35 minutes.

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