

Charming three-bedroom stone cottage with garden in a hamlet near Saint Mars-du-désert.



## INFORMATION

Town:	Saint-Mars-du-Désert
Department:	Mayenne
Bed:	3
Bath:	1
Floor:	89 m2
Plot Size:	1000 m2

## IN BRIEF

Situated in the north of the Mayenne department, in the heart of the Alpes Mancelles, 1 hour from Le Mans and 15 minutes from Villaines la Juhel, where you'll find all the shops and services (supermarket, swimming pool, health center, schools, etc.), this lovely property is the perfect place to enjoy the peace and quiet of the countryside and beautiful natural spaces.



## ENERGY - DPE

DPE not required.

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

This attractive detached stone house with slate roof features, on the first floor, a beautiful living room with French windows opening onto the garden, and an open-plan kitchen.

The staircase leads to a landing with a walk-in closet, a very recent bathroom with toilet, and a corridor leading to three bedrooms.

A door in the living room gives access to an adjoining building currently used as a cellar, but which could be converted into one or two additional rooms.

The house, which has double-glazed wooden windows in the bedrooms and a new sanitation system (septic tank installed in 2023), is sold with its furniture.

Rooms measurements :

- Living-room with open-plan kitchen : 7,86 m x 6,16 m
- Bathroom : 2,37 m x 2,28 m
- Bedroom 1 : 4,17 m x 2,39 m
- Bedroom 2 : 3,72 m x 2,89 m
- Bedroom 3 : 3,67 m x 2,97 m

Work to be carried out: installation of a gutter.

Definitely worth a visit !

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

## LOCAL TAXES

Taxe habitation: EUR

## NOTES