

**UNDER OFFER - Fabulous detached house - perfect holiday home in the countryside within walking distance**



## INFORMATION

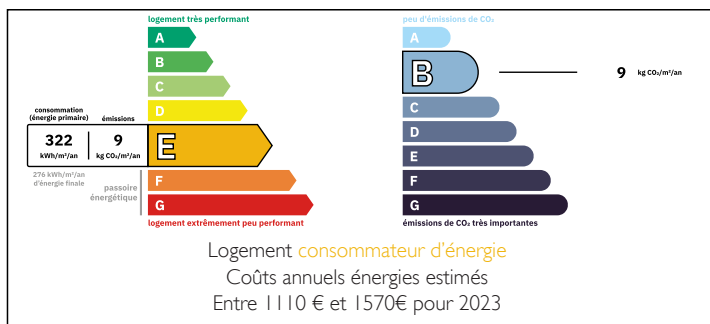
Town:	Pré-en-Pail-Saint-Samson
Department:	Mayenne
Bed:	1
Bath:	1
Floor:	72 m2
Plot Size:	1300 m2

## IN BRIEF

**UNDER OFFER -** Ideal lock up and leave fully furnished low maintenance holiday home, traditional detached 1 bed stone house which has been renovated throughout, complete with barn, separate wooded area and enclosed garden and parking, ten minute walk for your morning croissants and to restaurants, shops, bars, vet, banks, butchers etc

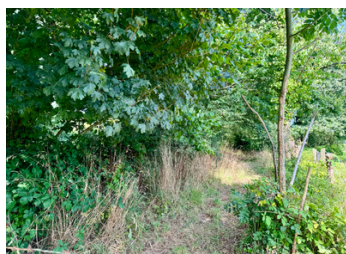


## ENERGY - DPE



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

Nestled at the foot of the forest and Mount Multonne Avaloirs, Pré-en-Pail-Saint-Samson is in the heart of Regional Natural Park Normandie-Maine, with stunning landscapes and abundance of outdoor pursuits including hiking, rock climbing, paragliding and kayaking

The property is located in the countryside with plenty of footpaths and close to the famous 'Voie Verte,' (green path) which is a cycle track/bridleway that can take you as far as the Mont Saint Michel or Paris in the other direction if you wish!

Lounge – 5 x 6.8 enter directly into main living room with traditional features, fireplace with woodburning stove

Kitchen – 4 x 3 with tiled flooring, sink, gas hob, hatch with pull down loft ladder to attic space

Shower Room – 1.1 x 2.3 newly installed modern shower room with shower, sink and toilet

Stairs from the lounge to first floor

Bedroom – 7 x 5.2 large room with velux roof lights and window, toilet & sink installed behind a screen

All white goods and furniture are included

Graveled drive with ample parking in front of the property, separate barn perfect for storage and separate wooded area ensuring that you have plenty of wood to keep you cosy in winter

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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