

UNDER OFFER - Delightful country cottage in large plot with attached barn in small hamlet



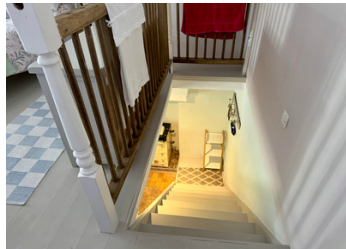
INFORMATION

Town:	Pré-en-Pail-Saint-Samson
Department:	Mayenne
Bed:	2
Bath:	1
Floor:	126 m2
Plot Size:	4588 m2

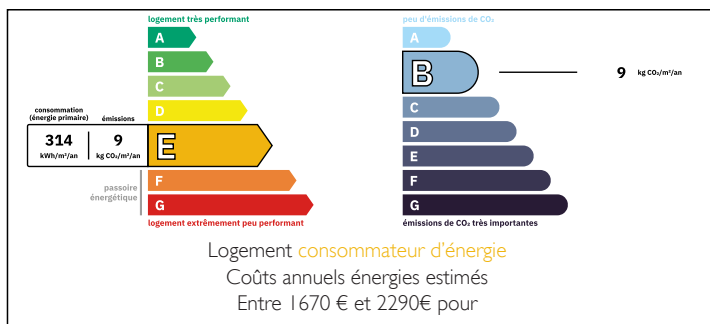
IN BRIEF

UNDER OFFER - Ideally situated set in just over an acre, calm hamlet in the countryside with plenty of walks and bike rides from the doorstep including the veloscenic cycle route taking you from Paris to Mont St Michel.

This charming cottage has lots of quirky features and would make an ideal holiday or permanent home, with countryside views to the rear and shared large pond to the front, there are outbuildings and even a pretty stream running through the large garden all this and just 2.5km from the centre of Pre en Pail which has all local amenities including schools, bars, supermarket, medical centre etc. The larger town of Alencon is just 30 minutes by car which 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.



LOCAL TAXES

Taxe foncière: 211 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Inside on the ground floor you will find:

- OPEN PLAN KITCHEN/DINING ROOM (4.2 x 6.3) charming country kitchen newly refurbished, large fireplace with Rayburn stove, oak beams and original tomette tiled floor, steps up leading to the lounge
- LOUNGE (6.5 x 5.5) with fireplace and wood burning stove, oak beams and attractive tiled floor

Staircase from the kitchen leads to:

- BEDROOM (5.3 x 6.4) with wooden flooring and mezzanine level above

Steps up from this bedroom lead to

- BATHROOM (5.5 x 2.1) L shape room with original tomette flooring, shower, toilet and sink
- BEDROOM (5.4 X 4.3) with exposed beams, velux and mezzanine level above

Attached barn with earth floor and former stable area, attic above, electric supply connected

Separate old stone building with tiled roof, requiring attention

Double gates to graveled parking area at the front, overall a good size plot almost an acre of garden and rough/wooded land with mature planting and hedging, farmland to the rear

Shared pond by the hamlet 1000sqm surface area

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