

Charming 18th century village property, oozing with character and original features, beautiful garden, garage.

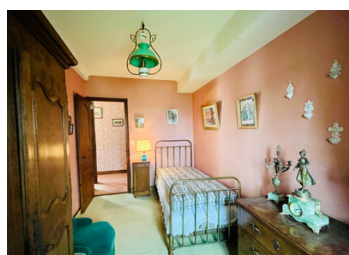


## INFORMATION

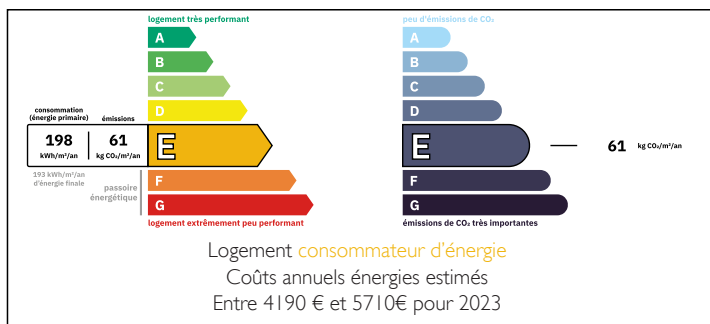
Town:	Saint-Cyr-en-Pail
Department:	Mayenne
Bed:	3
Bath:	2
Floor:	168 m2
Plot Size:	2016 m2

## IN BRIEF

This enchanting 18th-century presbytery, nestled in the heart of the village of St-Cyr-en-Pail, is a true treasure. It is set on a lovely plot with mature trees and a south-facing terrace to the front of the house and a spacious lawn with fruit trees at the rear of the house. The main entry gate opens up to a front garden driveway that leads to a lovely outbuilding (30m2) in original style, which would be suitable as an artist's studio, workshop or a garage for private parking. The house itself, with its original charm, beautiful high ceilings, generously sized rooms and preserved period features envelops you in a sense of timeless elegance. The atmosphere of this home is one of classic grandeur. With its private entrance, mature garden, and south-facing terrace, you have your very own village retreat. Shops...



## ENERGY - DPE



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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 HOUSE

#### \*Ground floor

- Impressive entrance hall with a charming wooden staircase.
- Spacious living room (36m<sup>2</sup>) with fireplace, ideal for cozy gatherings.
- A large dining room (34m<sup>2</sup>) with another fireplace, perfect for entertaining.
- Fully fitted vintage kitchen (7m<sup>2</sup>) with ample storage space.
- Spacious laundry-utility room (19 m<sup>2</sup>) with separate toilet, shower, sink, space for a washing machine and extra cooking facility.
- Separate area (24m<sup>2</sup>), ideal for storage, with passageway to the back of the house for easy access to the garden.

#### \*First floor:

- 2 generously sized bedrooms (22 m<sup>2</sup> and 24m<sup>2</sup>).
- 1 smaller bedroom (9,5m<sup>2</sup>) with view to the back garden.
- Spacious bathroom (8,5m<sup>2</sup>) with 2 washbasins, bath, bidet and a built-in closet.
- Separate toilet.

#### \*Attic

- Large, convertible attic space with the potential to create additional living areas

#### \*Lower Level (Souterrain)

- Cellar (34m<sup>2</sup>) for extra storage or wine storage

### OUTSIDE SPACE

#### \* Front of the house

- south-facing terrace to the front of the house.
- a lovely south-facing garden with mature trees.
- a stone outbuilding (30 m<sup>2</sup>)
- a stone garden shed

#### \*Back of the house

- a nice sized back garden laid to lawn with fruit trees
- entrance to back garden via passageway

## LOCAL TAXES

**Taxe foncière: 882 EUR**

**Taxe habitation: EUR**

## NOTES