

UNDER OFFER - Fabulous project with huge potential set in countryside location with large barn and garden

EXCLUSIVE



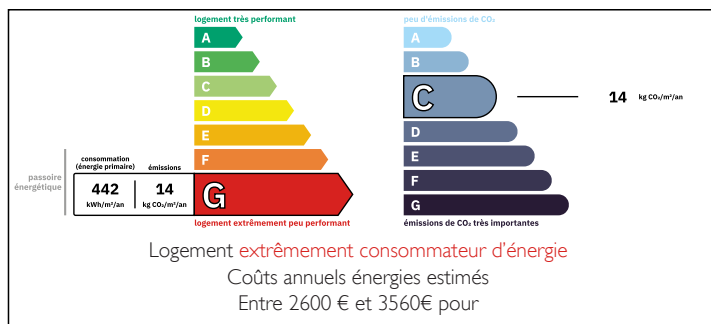
INFORMATION

Town:	Saint-Calais-du-Désert
Department:	Mayenne
Bed:	1
Bath:	1
Floor:	80 m ²
Plot Size:	2500 m ²

IN BRIEF

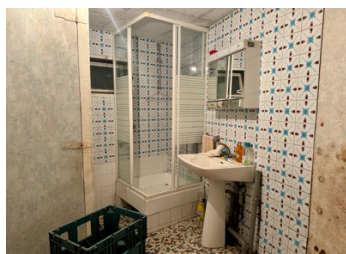
UNDER OFFER - Looking for a project then this could be the one for you,! . Once complete it will make a beautiful family home. The property is located in a small hamlet off a quiet country lane. Within 10 minutes from the bustling market town of Pre-en-Pail which has all local amenities including schools, 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.



DESCRIPTION

UNDER OFFER - Country house to renovate with potential, the rooms are all on the ground floor and comprises:-

KITCHEN - 3 x 3.6 with tiled flooring

LOUNGE - 5.6 5.5 bright room with fireplace, double doors and window

BATHROOM - 2 x 3 shower, sink and separate toilet

BEDROOM 1 - 3.2 x 6

BEDROOM 2 - 4.3 x 3

Attached garage with access to the attic which is suitable for conversion

Large barn opposite the house

Garden

LOCAL TAXES

Taxe foncière: 120 EUR

Taxe habitation: EUR

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

NOTES