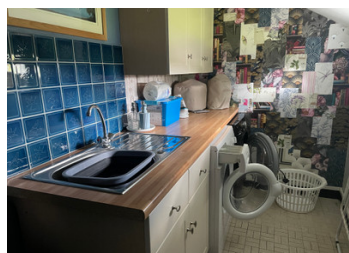
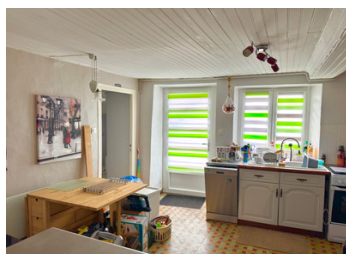


Pretty detached village house with large enclosed garden, ample parking and outbuildings

EXCLUSIVE



INFORMATION

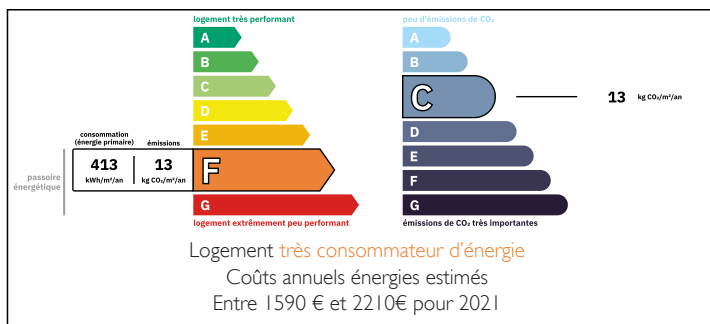
Town:	Neuilly-le-Vendin
Department:	Mayenne
Bed:	1
Bath:	1
Floor:	75 m2
Plot Size:	754 m2

IN BRIEF

Super detached village house with large garden and attached barn suitable for conversion into additional living accommodation. Perfect lock-up-and-leave holiday home or family home.

Situated within walking distance to the centre of the village, just a 10 minute drive will take you to either the beautiful spa town of Bagnoles de l'Orne or the bustling town of Pre-en-Pail which offers all local amenities including schools, bars, vets, supermarket, medical centre and swimming pool. The larger town of Alençon is just over 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

This traditional detached house is certainly worth a look, it benefits from double glazing, mains drainage, scope to enlarge and plenty of secure private parking.

It comprises:-

Kitchen/Dining Room 4.3 x 4 - with fitted units, gas oven and a Everhot electric oven. The Everhot is like an electric AGA and is included in the sale

Utility Room 1.4 x 4 – with sink and toilet, plumbing for a washing machine & space for a tumble dryer.

Lounge 4.7 x 5.2 - spacious bright sunny room with two windows, fireplace with wood burning stove

Stairs from the kitchen lead to:-

Bedroom 5.2 x 4.4 - plenty of space in this large bright bedroom again with two windows and fitted cupboard

Room 2.9 x 2.7 (currently in use as a double bedroom) with attached shower room and toilet within 2 x 1.5

Attached building with a concrete floor, there is a staircase leading to the roof space above. Electric connected, wood burning stove, water and the possibility to convert to an additional living space on both floors with appropriate planning and work

Separate stone building with electric connected

Large garden mainly laid to lawn

Double iron gates open on to plenty of secure parking

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

LOCAL TAXES

Taxe foncière: 236 EUR

Taxe habitation: EUR

NOTES