

Pretty 3 bedroom cottage in countryside location with garden and workshop/studio

EXCLUSIVE



INFORMATION

Town:	Saint-Calais-du-Désert
Department:	Mayenne
Bed:	3
Bath:	2
Floor:	90 m2
Plot Size:	1020 m2

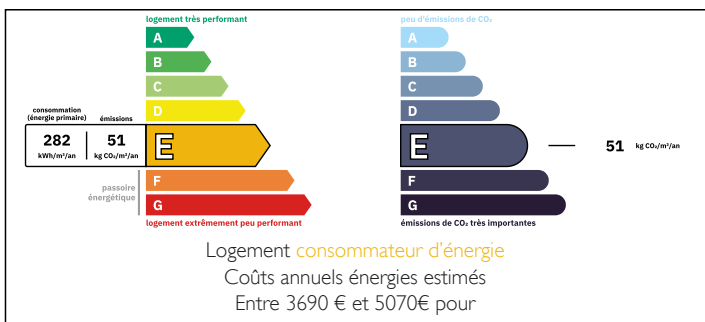
IN BRIEF

Nestled along a quiet lane in the picturesque Mayenne countryside, this delightful cottage offers the perfect blend of rustic charm and modern comfort. Just 4 km from the lively market town of Pré-en-Pail, you'll have easy access to all local amenities, including supermarkets, schools (up to secondary level), bars, and restaurants. The historic city of Alençon is only 25 km away, while cross-channel ferries at Caen are 105 km, and Le Shuttle is 485 km.

This character-filled home invites you to embrace the relaxed French lifestyle.



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 habitation: EUR

NOTES

DESCRIPTION

Interior Features:

Welcoming Living Space – A generous living room featuring original quarry tile flooring and a cozy wood-burning stove as the focal point.

Practical Kitchen – Fitted with storage units and conveniently located off the living room.

Comfortable Bedrooms – Two ground-floor bedrooms, along with a shower room and separate WC.

Additional Bathroom – A separate family bathroom is accessed via a small hallway leading from the living room.

Master Suite – The spacious upstairs master bedroom boasts charming original features, including exposed stone walls and oak beams, along with an ensuite WC and sink.

Exterior & Additional Spaces:

Useful Outbuildings – Two cellars at ground level, plus a versatile studio/workshop space.

Parking – Convenient off-road parking next to the house.

Scenic Gardens – Elevated gardens opposite the house, offering stunning views of the rolling Mayenne countryside.

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