

## Modern 4-Bedroom Detached House with Countryside Views, Garage, and Enclosed Garden

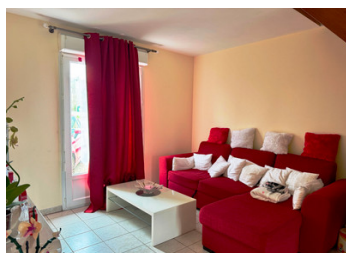
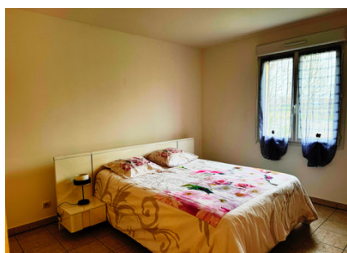
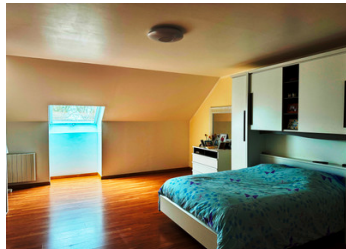


## INFORMATION

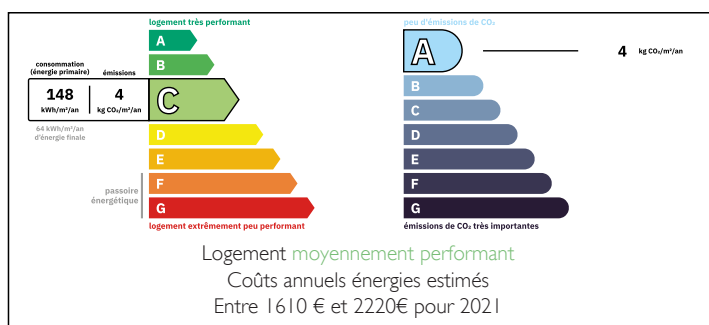
Town:	Saint-Calais-du-Désert
Department:	Mayenne
Bed:	4
Bath:	2
Floor:	179 m2
Plot Size:	1156 m2

## IN BRIEF

Set in a peaceful village location, this beautifully renovated 4-bedroom detached house offers modern comfort and countryside charm. Fully double-glazed and equipped with efficient electric heating, the property provides year-round warmth and energy efficiency.



## 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

At the heart of the home is a bright, open-plan living room and equipped kitchen, designed to create a light, airy space perfect for relaxing, cooking, and entertaining. Conveniently, the kitchen provides direct access to the garage, which includes a handy back kitchen ideal for extra storage or summer cooking.

The practical layout features two spacious bedrooms on the ground floor, along with a bathroom and a separate WC for added convenience. Upstairs, a large landing offers enough space for a home office or study area, leading to two additional bedrooms and a modern family bathroom.

Rooms dimensions :

Ground floor :

Open plan Living room /kitchen : 60 m<sup>2</sup>

Bathroom : 2.1 x 2 m

Bedroom 1 : 3.5 x 4.2 m

Bedroom 2 : 3.5 x 3.5 m

Garage (with kitchen area) : 6 x 3.4 m

First floor

Landing : 3.4 x 3.6 m

Bathroom : 4.4 x 3.2 m

Hall : 1.9 x 4.8 m

Bedroom 3 : 5 x 4.8 m

Bedroom 4 : 7 x 4.7 m

Outside, the property boasts a pretty enclosed garden, providing a private and secure space for children, pets, or outdoor dining, all while enjoying stunning open views of the surrounding countryside.

With mains drainage, a flexible layout, modern updates, and a tranquil yet accessible village setting, this stylish detached home is ready to offer the best of rural living with contemporary amenities.

-----

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