

Charming 1 Bed Village Home with Workshop & Courtyard

EXCLUSIVE

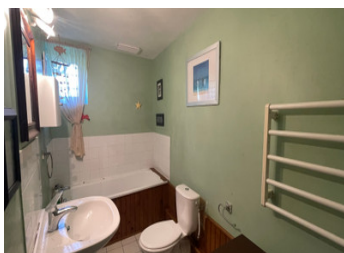


INFORMATION

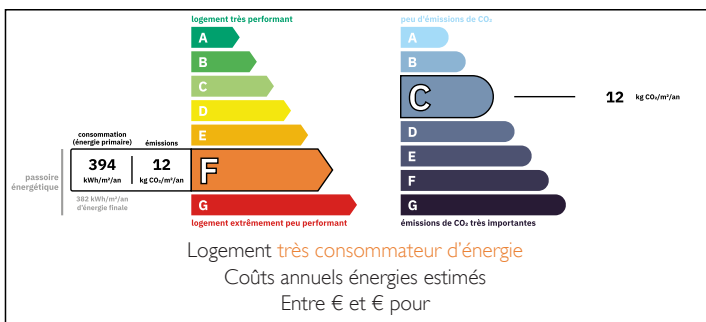
Town:	Saint-Julien-du-Terroux
Department:	Mayenne
Bed:	1
Bath:	1
Floor:	120 m2
Plot Size:	330 m2

IN BRIEF

Charming one-bedroom village home with spacious lounge, fitted kitchen, modern bathroom, and large bedroom plus loft room for conversion. Includes attached workshop, private courtyard, patio, and off-road parking. Fibre internet and mains services connected. Ideal holiday retreat, rental, or low-maintenance main home.



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

Nestled in the heart of the village, this well-presented one-bedroom home combines traditional charm with modern comforts

Step inside to a bright and spacious lounge (27.5m²), filled with natural light from three double-glazed windows. There's plenty of room to relax, dine, and entertain.

The kitchen (11.19m²) features solid oak cupboards, a fitted cooker, and direct access to the adjoining workshop. Off the kitchen, you'll find a modern bathroom (5.48m²) with a large walk-in shower, a bath and WC.

Upstairs, the bedroom (27.34m²) is impressively sized with a front-facing window, while a 14.72m² loft room offers great potential – perhaps a second bedroom, home office, or studio.

Outside:

Attached workshop (28.8m²) with loft storage and access to a private rear patio.

Small courtyard to the front with double gates – ideal for al fresco dining or BBQs.

Off-road parking for convenience.

All mains services connected, including high-speed fibre internet.

Location highlights:

Everyday amenities just 5 minutes away in Couterne
12 minutes to Bagnoles de l'Orne (spa town)

11 minutes to Lassay-les-Châteaux (historic medieval village)

Ferry (Caen) 1h25 | Airport (Rennes) 1h40

This is a rare opportunity to enjoy village living with space, charm, and scope to grow.

Contact us today to arrange a viewing.

LOCAL TAXES

Taxe habitation: EUR

NOTES