

Super 4 bedroom house with attached barn and garden in peaceful location with views of the open countryside.

EXCLUSIVE



## INFORMATION

Town:	Neuilly-le-Vendin
Department:	Mayenne
Bed:	4
Bath:	1
Floor:	155 m2
Plot Size:	1635 m2

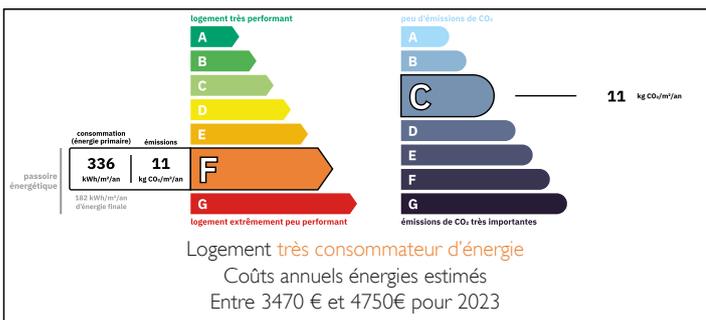
## IN BRIEF

Situated at the end of a lane with no passing traffic you will find this charming 4-bedroom house with large garden, barn and garage. Full of character and original features with open views, and a peaceful setting, ideal main home or country getaway.

The village of Couptrain, with a local pub and restaurant is only 2km away. The nearby market town of Pré-en-Pail (10km) offers a full range of amenities, while the elegant spa town of Bagnoles-de-l'Ome is just 18km. The Cross-Channel ferry port is just 1.5 hours away, making the location convenient yet rural.



## ENERGY - DPE



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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

Set in a peaceful rural location, this spacious and well-presented property is ideal for those seeking a relaxed lifestyle surrounded by nature. Just 750 meters from the renowned Véloscénie cycle route, which connects Paris to Mont-Saint-Michel, the area is perfect for walking, cycling, and enjoying the outdoors.

### Ground Floor

#### Entrance Hall

Entrance with shower room featuring WC and washbasin.

#### Kitchen & Dining Room – 6.3m x 7.5m

Bright and spacious open-plan area with a fitted, modern kitchen. Includes built-in oven, gas hob, and white goods (included in the sale). Two front-facing windows flood the space with natural light, while tiled flooring adds a clean and practical finish.

#### Lounge – 4.4m x 6.5m

A generous living space with exposed stone walls and a large wood-burning stove

#### Sunroom – 3m x 3m

A delightful addition with wooden flooring and double doors leading to the patio—ideal for enjoying the garden views all year round.

#### Covered Patio – 5m x 4m

Perfect for al fresco dining or entertaining, this covered terrace extends your living space outdoors in all seasons.

### First Floor

Stairs from the dining room lead to 1st floor landing which serves the four bedrooms and shower room

#### Bedroom 1 – 3.8 x 3m

#### Bedroom 2 – 4.6m x 4.2m

#### Bedroom 3 – 4.4m x 3.6m

## LOCAL TAXES

Taxe foncière: 520 EUR

Taxe habitation: EUR

## NOTES