

Attractive 3-bedroom house with attic space, basement and wooded garden, located in the heart of the village.

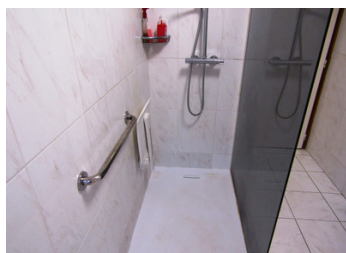


## INFORMATION

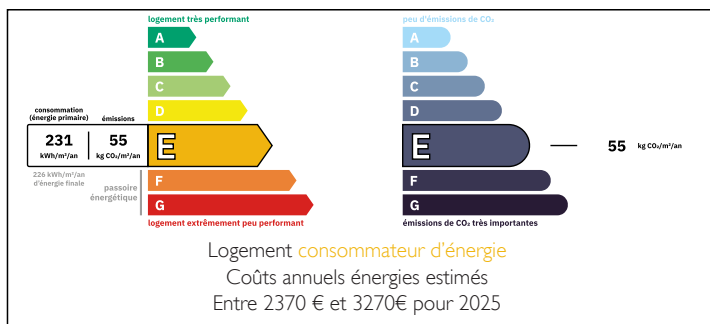
Town:	Boulay-les-Ifs
Department:	Mayenne
Bed:	3
Bath:	1
Floor:	100 m2
Plot Size:	2368 m2

## IN BRIEF

This house with garden is located in the north of the Mayenne department, in the center of the quiet village of Boulay-les-ifs, close to the Alpes Mancelles and 8 kilometers from Pré-en-Pail, where there are numerous shops and services. On a single level, it features a recently fitted kitchen, a double living room, a dining room and three bedrooms.



## 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.



## LOCAL TAXES

Taxe habitation: EUR

## NOTES

## DESCRIPTION

This attractive house features an entrance hall with built-in cupboard, a dining room to the left and a bright double living room with wood-burning stove and French windows to the right. A hallway leads to a modern fitted kitchen, a shower room (Italian shower), toilet and three bedrooms, one with built-in cupboard and another with closet. At the end of the hallway, a staircase leads to the attic: a large, insulated space that can be fully converted and is bright, thanks to four windows, one velux windows and a balcony.

From the kitchen, access is gained to the basement, which contains a double garage, a workshop (almost all tools are sold with the house), a boiler room, a storage area, a laundry room and a cellar.

The house benefits from an oil-fired boiler, overhauled every year, for central heating and hot water supply (recent tank and relay electric water heater). Wooden double-glazed windows.

Room dimensions:

Kitchen: 3.58 m x 3.37 m

Dining room: 3.54 m x 2.50 m

L-shaped double living room: 5.60 m x 2.72 m + 3.59 m x 3.26 m

Shower room: 2.80 m x 1.70 m

Bedroom 1: 3.55 m x 3.24 m

Bedroom 2: 3.37 m x 2.69 m

Bedroom 3: 3.40 m x 2.71 m

Convertible attic: 13.74 m x 5.44 m

Most of the furniture is sold with the house.

The 3286 m2 wooded grounds include a vegetable garden, an orchard, a chicken coop and a terrace with awning.

The property has a rear entrance overlooking a pond.

An ideal property...