

## Spacious 3-Bed Home in Pays de la Loire – Garden, Garage, Great Location



## INFORMATION

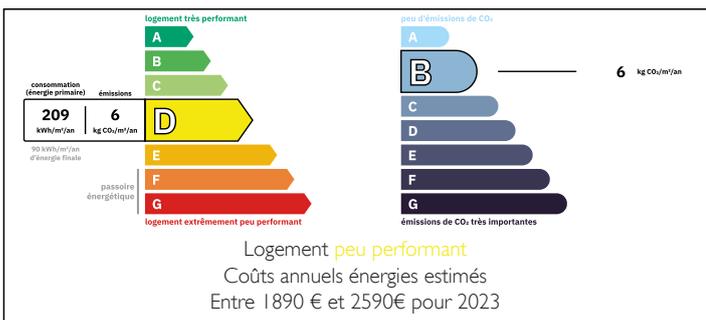
Town:	Saint-Cyr-en-Pail
Department:	Mayenne
Bed:	3
Bath:	1
Floor:	120 m2
Plot Size:	854 m2



## IN BRIEF

A modern 3 bedroom Pavillon on a large corner plot in a quiet cul-de-sac with large garden and covered terrace and a garage with a tarmac driveway with room for 2 cars - what more could you want!

## 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

Upon entering, you are welcomed into a generous hallway featuring a downstairs WC, a useful storage cupboard, and an elegant wooden staircase. Large windows and thoughtful design allow natural light to flood the space.

From the hallway, a doorway leads to the expansive lounge/dining area, a bright dual-aspect room with patio doors at both ends opening onto the frontgarden & the back garden.

The kitchen—accessible from either the hallway or the dining area—features fitted units, a central island, and patio doors leading out to the tiled terrace. From the kitchen, a further doorway opens to the utility room and the garage.

The terrace is covered by a solid wooden pergola fitted with roll-up clear weather screens, providing a comfortable outdoor space for year-round enjoyment.

Upstairs, you will find three bright and airy bedrooms, one of which benefits from an adjoining dressing room. The spacious landing offers ample room for a desk or study area. A large family bathroom with a shower and a separate WC completes the upper floor.

The garage, finished with a tiled floor, offers potential for conversion into additional living space if desired. The property also features gated access from both the driveway and the road, as well as a side gate into the garden. The garden is mainly laid to lawn and includes a shed for storage.

More photos available on request.

Situated close to the charming village of Pré-en-Pail, the property benefits from easy access to local amenities including schools, shops, and services. The larger...

## LOCAL TAXES

Taxe foncière: 611 EUR

Taxe habitation: EUR

## NOTES