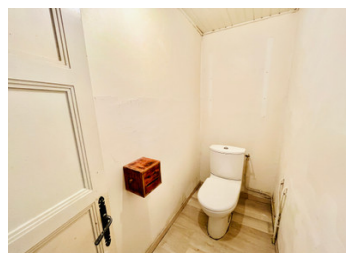


Spacious stone family home, large garden, workshop, attic, garage – village edge, renovation potential



INFORMATION

Town:	Neuilly-le-Vendin
Department:	Mayenne
Bed:	3
Bath:	1
Floor:	114 m2
Plot Size:	2064 m2

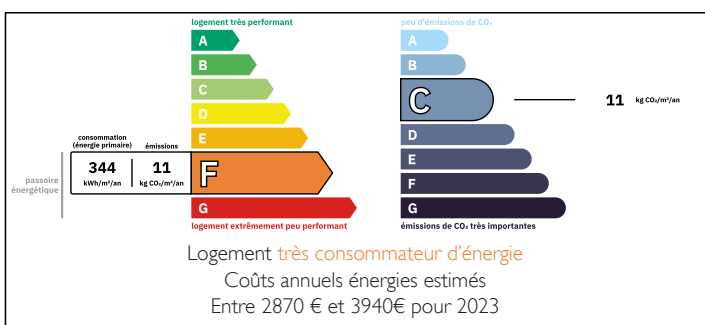


IN BRIEF

This spacious stone-built family home on the edge of a village is ideal for practical buyers ready to complete finishing touches and modernisations. Featuring 3/4 bedrooms, a large open-plan living area, full basement with internal access, and a fenced garden with a well, workshop, and outbuildings, the home offers fantastic potential. The flexible layout includes a ground-floor bedroom and conservatory, with upstairs bedrooms, attic space, and a renovated bathroom. The property benefits from electric heating, wood burner, double glazing, fibre-optic broadband, and mains drainage. With no immediate neighbours at the rear, this is a solid family home for those wanting space, value, and a chance to make it their own.

Contact me for more information, photos and videos.

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 foncière: 477 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

GROUND FLOOR:

- Large open-plan living room & kitchen (approx. 55 m²): Bright and welcoming, with wood-burning stove, and plenty of space for family living and entertaining.
- Room/Bedroom/Office (Approx. 9 m²): Perfect as a ground floor guest bedroom, study or playroom.
- Conservatory (~8.65 m²): With electric shutters and access to the garden at the rear. Ideal for relaxing and enjoying garden views year-round.
- Separate WC (1.30 x 0.85 m)
- Recent extension (6.9 m x 1.50 m): With windows and side door to the garden – perfect as a utility, storage corridor, or future mud room.
- wooden staircase leading to first floor.

FIRST FLOOR:

Landing leading to:

- Bedroom 1 (2.937 x 3.927 m): Velux window, electric heating, and hidden storage behind wall hatch.
- Bedroom 2 (2.938 x 3.901 m): Velux window, electric heating, and hidden storage behind wall hatch..
- Bedroom 3 (4.048 x 2.796 m): Sloping ceiling with Velux window, cosy and light-filled.
- Bathroom: Equipped with bath/shower, double washbasin, Velux window, electric heating.
- Separate WC: (0.95 x 0.82 m)
- Landing leading to:
 - Bedroom 1 (2.937 x 3.927 m): Velux window, electric heating, and hidden storage behind wall hatch.
 - Bedroom 2 (2.938 x 3.901 m): Velux window, electric heating and hidden storage behind wall hatch.
 - Bedroom 3 (4.048 x 2.796 m): Sloping ceiling with Velux window, cosy and light-filled.
 - Bathroom: Equipped with bath/shower, double washbasin, Velux window, electric heating.

BASEMENT / SOUS-SOL:

- Garage (approx. 55 m²) under the house,