

Imposing town house with plenty of original features, courtyard within walking distance to all amenities



EXCLUSIVE

## INFORMATION

Town:	Pré-en-Pail-Saint-Samson
Department:	Mayenne
Bed:	3
Bath:	1
Floor:	120 m <sup>2</sup>
Plot Size:	101 m <sup>2</sup>

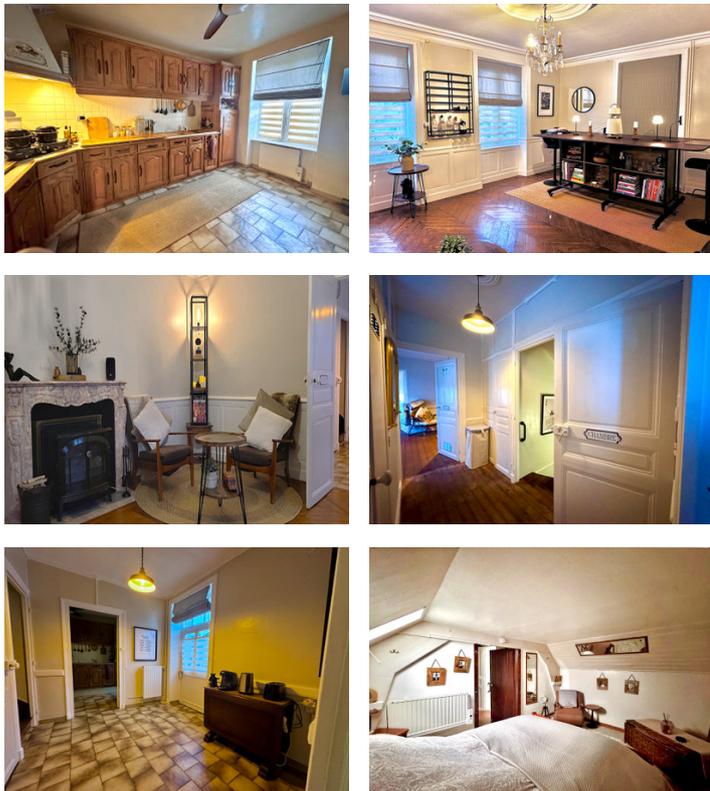
## IN BRIEF

Located in the heart of the popular market town of Pré-en-Pail, this charming and fully furnished town house with courtyard, and the convenience of being within walking distance of all amenities is definitely not one to be missed.

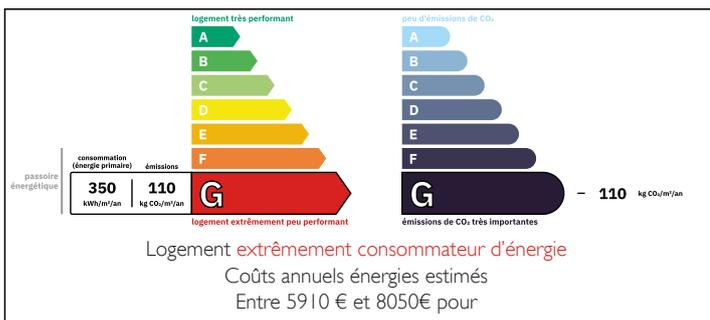
Close to the Mont des Avaloirs, the highest point in the north-west of France, making it ideal for lovers of countryside walks, cycling, and outdoor activities. The property is also close to the VéloScénie cycle route, which runs from Paris to Mont-Saint-Michel, making this an excellent location for cycling enthusiasts.

The larger town of Alençon is just 30 minutes away by car, with direct train links to Paris and Le Mans, while the Caen ferry port is approximately 1.5 hours away.

This property makes a perfect holiday home, rental investment, or permanent residence. It benefits from oil central heating and mains drainage.



## 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

A unique, fully furnished town house in a sought-after market town, offering flexible accommodation, outdoor space, and excellent access to both countryside and transport links. Ideal as a family home, holiday property, or "lock up and leave" retreat.

### GROUND FLOOR

Entrance Hall (3.1 x 2.9 m)

With storage cupboard and original oak staircase leading to the upper floors.

Garage / Utility (4 x 5.78 m)

Previously a garage (original doors still in place), now used for storage, laundry area, boiler room and oil tank.

Room (4.3 x 2.6 m) with window and door to the courtyard – ideal as an office, guest bedroom or hobby room.

### FIRST FLOOR

Landing (2.8 x 2.3 m) with storage cupboard, WC with sink, and access to a small balcony – perfect for a table and chairs to enjoy lunch in the sunshine.

Living Room (5.6 x 4 m) bright and welcoming with original parquet flooring, two windows, and attractive period features.

Kitchen (2.8 x 4 m) fitted units, gas hob, electric oven, and tiled flooring

### SECOND FLOOR

Landing with storage cupboard and WC with sink.

Bedroom (4 x 3.2 m) with wooden flooring and connecting door to:

Bedroom / Office (4 x 2.4 m) currently used as a large dressing room.

Room (4 x 3 m) with window – requires some finishing, offering further potential.

New Shower Room currently in progress.

### ATTIC

A large insulated and boarded room (8 x 4 m), currently used as a gym and additional bedroom (3 x 3 m) – ideal for guests or hobbies.

## LOCAL TAXES

Taxe foncière: 770 EUR

Taxe habitation: EUR

## NOTES