

## Charming 2-Bed Cottage with Heated Plunge Pool, Garden Cabin & Countryside Views near Village

EXCLUSIVE



## INFORMATION

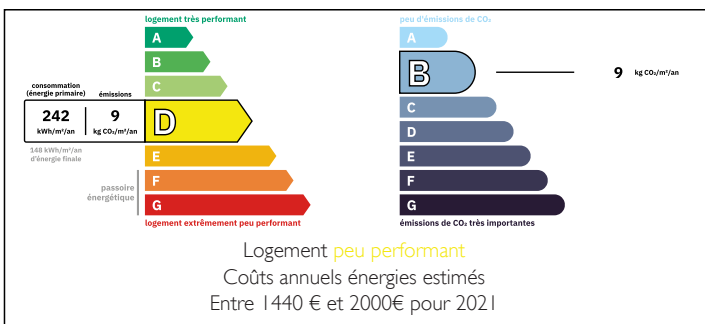
Town:	Le Ribay
Department:	Mayenne
Bed:	2
Bath:	3
Floor:	91 m <sup>2</sup>
Plot Size:	2025 m <sup>2</sup>

## IN BRIEF

A charming countryside cottage set within a peaceful hamlet just outside the village, offering open field views and a fully enclosed garden. Highlights include a solar heated saltwater plunge pool, two en-suite bedrooms and a delightful garden cabin with power and pellet burner — ideal for home working or relaxation. With private parking, useful outbuildings and a compliant fosse system, this attractive home is perfectly suited as a permanent residence, holiday retreat or lock-up-and-leave escape.



## 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

Tucked away in a peaceful hamlet just outside the village, this charming cottage offers the perfect blend of countryside tranquillity and comfortable modern living. With open views across surrounding fields, a solar heated above ground plunge pool and a delightful garden cabin, this is a home designed for relaxation, entertaining and escaping the pace of everyday life.

A private gated driveway provides parking for two vehicles and leads to the welcoming entrance of the property.

The front door opens into a bright and inviting lounge (28.24m<sup>2</sup>) featuring wooden flooring and an impressive wood-burning stove set within a character fireplace — an ideal space for cosy evenings. A door and window open directly onto the garden, creating an easy connection between indoor and outdoor living.

The kitchen/dining room (17.54m<sup>2</sup>) is generously sized and fully equipped with fitted cabinetry and appliances, benefitting from windows to both the front and rear aspects which fill the space with natural light and electric radiator.

Also on the ground floor is a practical utility/boot room (6.68m<sup>2</sup>) complete with sink and laundry appliances, a tiled shower room (3.19m<sup>2</sup>) with WC, electric radiator and internal access to the outhouse/tool shed (10.70m<sup>2</sup>) which houses the hot water tank — a useful and versatile storage space.

Upstairs, a bright landing (3.43m<sup>2</sup>) with garden and countryside views leads to two bedrooms, each positioned on opposite sides for privacy.

The principal bedroom (13.06m<sup>2</sup>) has a large Velux window, electric radiator, walk-in wardrobe and sliding door to a private en-suite shower room...

## LOCAL TAXES

**Taxe foncière: 480 EUR**

**Taxe habitation: EUR**

## NOTES