

Charming 3-bedroom village home with open-plan living, character features & private parking



INFORMATION

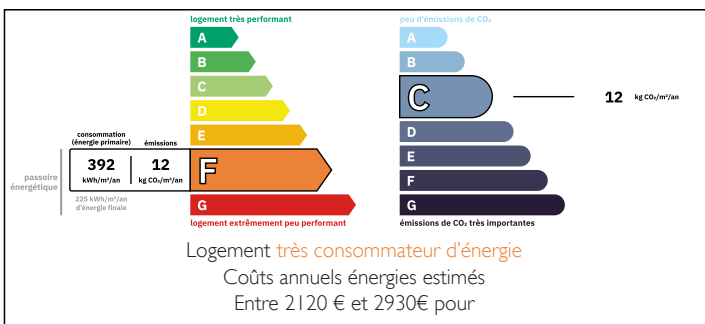
Town:	Sainte-Marie-du-Bois
Department:	Mayenne
Bed:	3
Bath:	2
Floor:	76 m ²
Plot Size:	670 m ²



IN BRIEF

Situated in the heart of the peaceful village of Sainte-Marie-du-Bois, just 4km from the beautiful medieval town of Lassay-les-Châteaux, this charming three-bedroom semi-detached home offers character, comfort and practical modern living. Combining exposed stonework, high ceilings and a welcoming open-plan layout, the property would make an ideal permanent residence, holiday home or investment opportunity.

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.



DESCRIPTION

Entrance & open-plan living area

The front door opens directly into a bright and welcoming open-plan living space, creating the heart of the home. Designed for modern living, the lounge, kitchen and dining areas flow seamlessly together while retaining clearly defined spaces for relaxing, cooking and entertaining.

Lounge – 18.17m²

The spacious lounge is centred around a characterful log burner, creating a warm and inviting atmosphere for cosy evenings. Open to the kitchen and dining area, it provides a sociable space for everyday living while still offering plenty of room to relax.

Kitchen – 5.72m²

The kitchen is fitted with an electric hob, oven and fridge, providing ample workspace and storage while remaining open to the dining and living areas, making everyday life and entertaining effortless.

Dining area – 11.19m²

Adjoining the kitchen, the dining area comfortably accommodates a family dining table and provides an ideal setting for both everyday meals and entertaining guests.

First floor

Stairs lead to a spacious wrap-around landing, giving access to all three bedrooms, the family shower room and a useful laundry cupboard.

Bedroom I – 9.04m²

A bright and comfortable bedroom featuring laminate flooring and a Velux window, making it ideal as a guest bedroom, child's room or home office.

Laundry cupboard

A practical laundry cupboard on the landing provides useful storage and space for laundry appliances, helping to keep the main living areas clutter-free.

NOTES