

## Charming Bright Bungalow in a Peaceful Setting – Villaines-le-Juhel



## INFORMATION

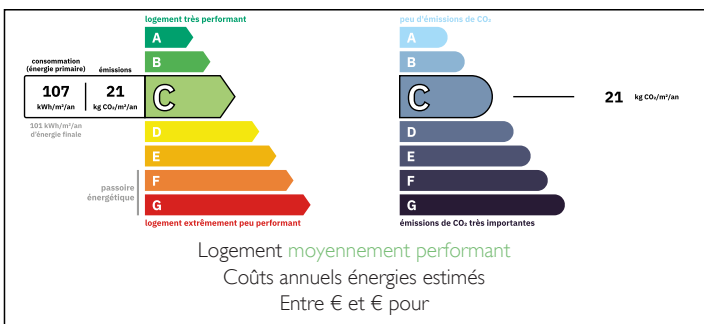
Town:	Villaines-la-Juhel
Department:	Mayenne
Bed:	3
Bath:	1
Floor:	108 m2
Plot Size:	644 m2



## IN BRIEF

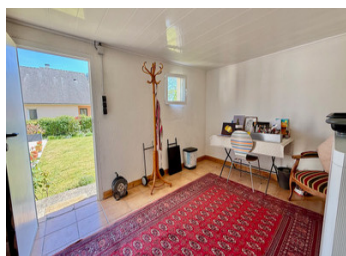
Bright and well-maintained three-bedroom bungalow set in a quiet residential area of Villaines-le-Juhel, within easy walking distance of shops, schools and amenities. Offering comfortable single-level living, the property features a spacious lounge with garden access, a fully fitted kitchen opening onto a terrace with pergola, and a private enclosed garden. Additional benefits include two driveways, an attached garage with utility areas and loft storage, plus a separate outbuilding ideal for a workshop or hobby space.

## 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

Entering the front door into a tiled entrance hallway (4.61 m<sup>2</sup>), which leads into a spacious and light-filled lounge/dining room (30.08 m<sup>2</sup>). This inviting living area features direct access to the rear garden, creating a seamless indoor-outdoor flow.

An archway opens into the fully fitted kitchen (12.38 m<sup>2</sup>), also enjoying access to the terrace, complete with a pergola—perfect for outdoor dining and entertaining.

The bungalow offers a large family bathroom (8.50 m<sup>2</sup>) fitted with both a bathtub and a separate shower, as well as dual washbasins.

There are three bedrooms (10.55 m<sup>2</sup>, 10.13 m<sup>2</sup>, and 8.50 m<sup>2</sup>), ideal for family living, guests, or a home office.

At the end of the hallway, a door leads to the attached garage (31.87 m<sup>2</sup>), which is thoughtfully divided into a boiler room, laundry area, WC, and garage space. Above, a grenier (loft space) provides additional storage.

A further door from the garage leads to the garden and a separate outbuilding (15.06 m<sup>2</sup>), currently used as a hobby studio but equally suited as a workshop or creative space.

The property benefits from two private driveways and an attached garage, providing ample parking and practicality.

Outside, the fully enclosed garden is laid to lawn, offering privacy and a peaceful environment.

It is ideally situated within walking distance of local amenities, schools and supermarkets, and close to the beautiful Site des Perles, perfect for scenic walks and enjoying the charm of the French countryside.

Local Amenities in Villaines-le-Juhel

Ferry Ports : Caen - 129kms, Le Havre - 192kms,...

## LOCAL TAXES

Taxe foncière: **873 EUR**

Taxe habitation: **EUR**

## NOTES