

Immaculately presented 2 bed cottage with 1 bed annex, peaceful countryside location with attached garden

EXCLUSIVE

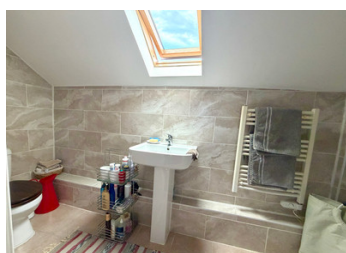
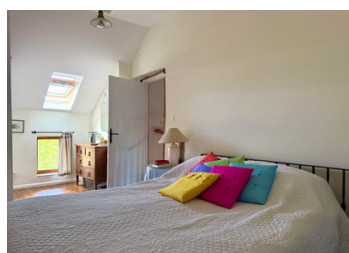
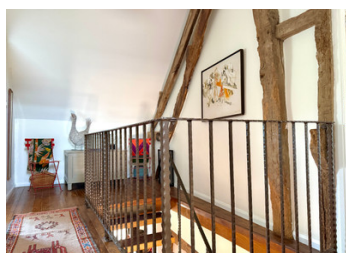


INFORMATION

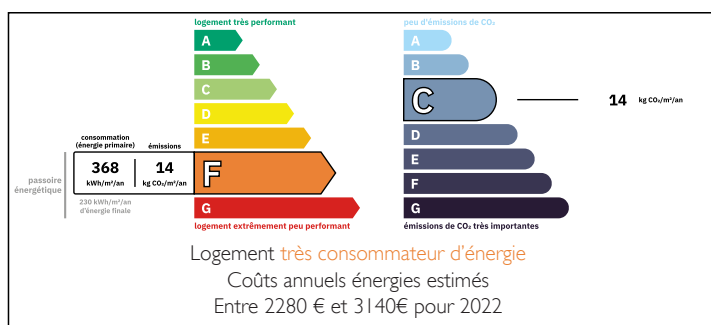
Town:	Pré-en-Pail-Saint-Samson
Department:	Mayenne
Bed:	3
Bath:	3
Floor:	115 m2
Plot Size:	440 m2

IN BRIEF

Beautifully presented. Full of character. Nothing to do except move in and enjoy the lifestyle! Hidden away at the end of a quiet country lane just 5 minutes from the thriving market town of Pré-en-Pail, this exceptional stone home has been thoughtfully renovated offering character and modern comfort, adding to its appeal is a fully independent 1 bed stone cottage, ideal for welcoming family, friends or holiday rental income. Pré-en-Pail provides everything you need for daily life, with supermarkets, restaurants, cafés, bars, schools, medical facilities, a sports centre and local shops all just minutes away. For travel further afield, Alençon offers direct rail services to Paris and Le Mans, while the ferry port at Caen is approximately 90 minutes away, making journeys to and from the UK refreshingly easy.



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

Main House

Step directly into the welcoming living room (6.2m x 5.1m), a generous reception space full of character with exposed beams, attractive tiled flooring and a stone fireplace fitted with a red wood-burning stove. Dual access to the front of the property and the private courtyard allows natural light to flood the room while creating an easy flow between indoor and outdoor living.

The kitchen (6.0m x 2.2m) is both stylish and practical, fitted with a range of modern units, integrated appliances and ample work surfaces

A staircase from the living room to the first-floor landing.

Bedroom One (6.0m x 2.7m) is a spacious and light-filled room with wooden flooring, built-in storage and a Velux window overlooking the surrounding countryside.

The adjacent shower room (3.1m x 1.1m) is fitted with a shower, wash basin, WC and Velux window.

Bedroom Two (4.1m x 3.1m) is another comfortable double bedroom featuring wooden flooring, built-in wardrobes and a window to the front elevation.

A second shower room (2.0m x 1.9m) serves this bedroom and is fitted with a corner shower, wash basin and WC.

Adjoining the house is a two-storey barn (5.7m x 3.0m) offering excellent storage and future potential. The upper floor is currently arranged as a laundry room with plumbing already in place for a washing machine, while the lower level provides useful workshop or storage space.

NOTES

Independent Stone Annex / Gîte

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