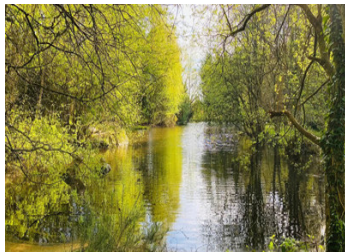
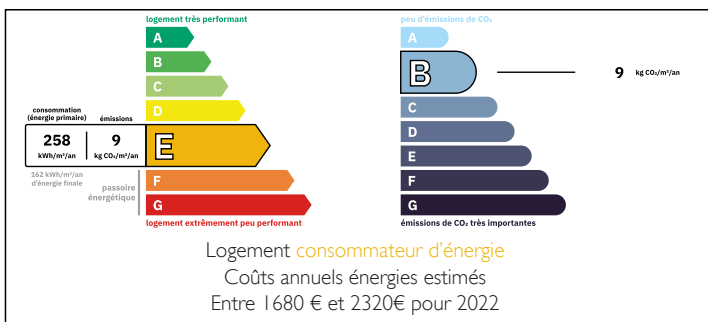


Beautiful French Country Home with 4.7 Acres, Woodland & small private fishing lake, close to Pré-en-Pail

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Saint-Pierre-des-Nids
Department:	Mayenne
Bed:	4
Bath:	3
Floor:	105 m2
Plot Size:	16936 m2

IN BRIEF

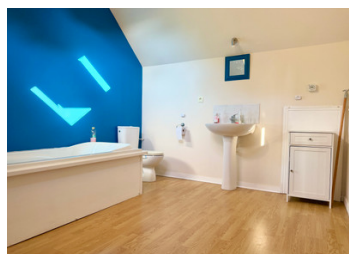
If you're looking for a property that offers space, privacy and a genuine connection with the outdoors, this could be the one. With approximately 4.7 acres of land, including around 3 acres of private woodland and a lake the property offers an exceptional setting for enjoying rural life.

Despite its secluded feel, the house is conveniently located just a few minutes from Pré-en-Pail, with its shops, supermarkets, restaurants and everyday amenities. The surrounding countryside provides plenty of opportunities for walking, fishing and enjoying the local wildlife, while the grounds give the property a real sense of privacy.

The house itself provides four bedrooms, including a ground-floor bedroom with adjoining shower room, making it practical for permanent living or as a holiday home. Double glazing is installed throughout, with a wood-burning stove providing a focal point to

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

The Accommodation

Ground Floor

Kitchen – 5.4m x 3.8m

A modern fitted kitchen with plenty of storage, a useful central island and stairs rising to the first floor. UPVC double doors and a single door bring plenty of natural light into the room.

Bedroom 1 – 2.7m x 3.5m

A ground-floor bedroom with adjoining shower room.

Shower Room – 1.9m x 2.5m

Dining Room – 3.3m x 2.5m

A separate dining area providing space for family meals and entertaining.

Shower Room – 2.5m x 1.6m

Living Room – 4.8m x 5.4m

A generous reception room with traditional exposed beams and a wood-burning stove, creating a warm and inviting central living space.

First Floor

A staircase from the living room leads to:

Bedroom 2 – 4.6m x 3.7m

A good-sized bedroom with wooden flooring and Velux window.

Bedroom 3 – 2.7m x 4.5m

Another comfortable bedroom with wooden flooring and Velux window.

A second staircase from the kitchen leads to:

Bedroom 4 – 4.8m x 2.8m

A spacious bedroom with adjoining bathroom.

NOTES