

UNDER OFFER - Perfect holiday home with garden, great views and walking distance to all amenities



INFORMATION

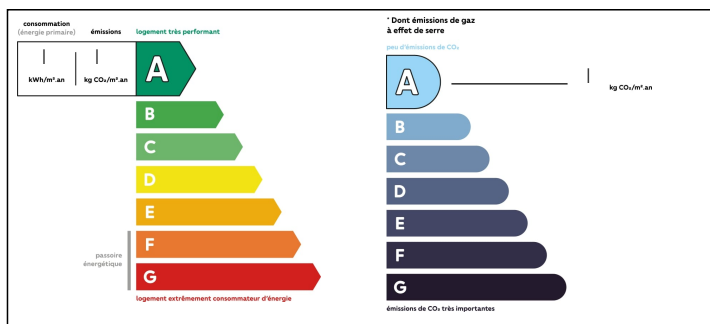
Town:	Pré-en-Pail-Saint-Samson
Department:	Mayenne
Bed:	2
Bath:	1
Floor:	81 m2
Plot Size:	2274 m2



IN BRIEF

UNDER OFFER - This super traditional house is definitely worth a look, perfect lock up and leave or great family home situated in a popular market town and within walking distance of all amenities including schools, supermarket, medical centre, bars and swimming pool. The larger town of Alençon is just 30 minutes by car which has train links to Paris and Le Mans. Caen ferry 1.5 hours

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.



LOCAL TAXES

Taxe foncière: **343 EUR**

NOTES

DESCRIPTION

This well maintained house has approximately 80sqm of habitable space and benefits from part double glazing, shutters, wood burning stove and electric heating. There is private parking, attached garden and separate paddock.

Enter directly into the kitchen with tiled floor, working fireplace, sink in floor mounted cupboard, space for cooker with fitted extractor hood above. The lounge is a bright room with dual aspect windows and a decorative fireplace which could be opened up. From the kitchen there is a room which would make a perfect dining room with laminate flooring and door to the rear garden. Separate wc

Wood staircase to first floor landing leading to bathroom with lino flooring, velux window, bath with shower over, sink and toilet. Two bedrooms both with shuttered window to the front with Juliet balcony. Small room either office/child's bedroom

Lean-to galvanised shed attaching house to barn and giving access to the rear garden

Stone barn with staircase to storage above

Front garden with parking, rear garden with patio, elevated section leading to top flatter area

Separate paddock 1603m2, ideal for growing vegetables and for keeping a few chickens if you fancy the good life

Kitchen : 4,97 m x 3,39 m

Living-room : 4,90 x 4,06 m

Room : 3,82 x 2,72 m (with cupboard for the hot water tank, acces to separate wc, acces to a small courtyard and the garden)

Bedroom 1 : 3,57 x 2,30 m

Bedroom 2...