

Super little town house - Ideal lock-up and leave holiday home or Investment property. Close to all amenities

EXCLUSIVE



INFORMATION

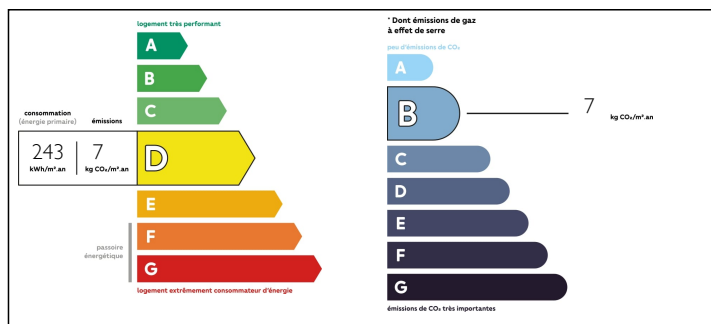
Town:	Pré-en-Pail-Saint-Samson
Department:	Mayenne
Bed:	2
Bath:	1
Floor:	45 m ²
Plot Size:	25 m ²

IN BRIEF

If you are looking for the chance to own a town house at a great price then this could be the one for you. Perfectly habitable and conveniently situated in the centre of a popular market town within walking distance to all amenities including schools, bars, supermarket, medical centre and swimming pool. The larger town of Alençon, just 30 minutes away by car, 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.



DESCRIPTION

The house benefits from double glazing, electric heating and mains drainage

GROUND FLOOR

Living Room/kitchen – 7.5 x 2.2 open plan ground floor with some fitted cupboards, stairs to 1st floor

1ST FLOOR

Small landing

Bedroom – 2.2 x 3.6

Shower Room

Separate WC

2ND FLOOR

Bedroom 2 - 2.8 x 5 with velux window and fitted cupboard

LOCAL TAXES

Taxe foncière: 160 EUR

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

NOTES