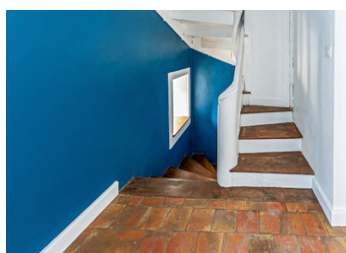
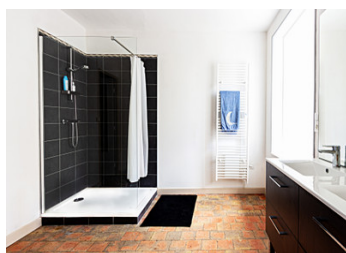


**COMPROMIS SIGNED.** Nice town house, furnished, close to shops and schools, with courtyard and outbuilding.

**EXCLUSIVE**



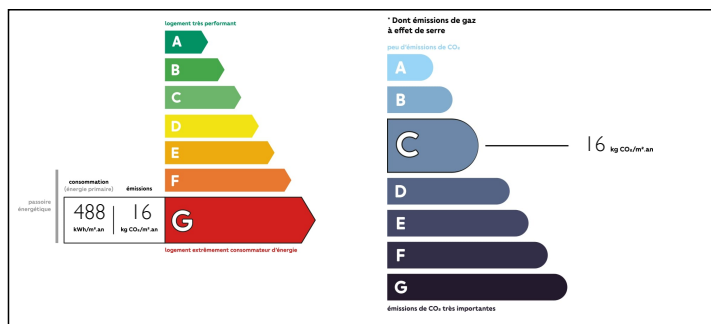
## INFORMATION

Town:	Pré-en-Pail-Saint-Samson
Department:	Mayenne
Bed:	2
Bath:	1
Floor:	74.83 m2
Plot Size:	123 m2

## IN BRIEF

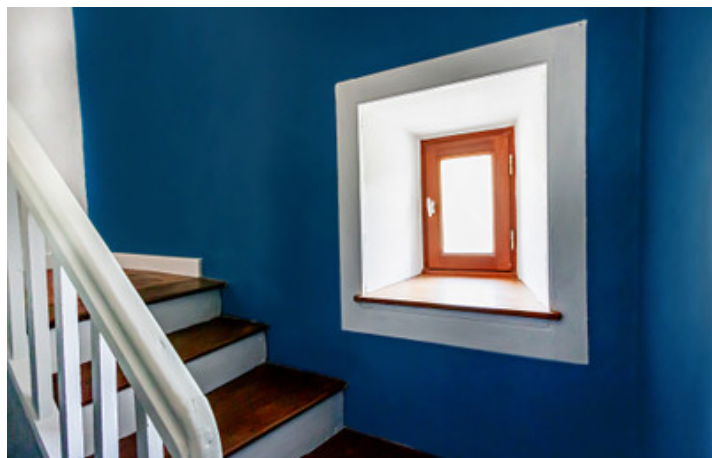
This house is located in Pré-en-Pail, a pleasant little town in northern Mayenne, near the Mont des Avaloirs, close to the Alpes Mancelles, 2h30 from Paris. All amenities (shops, restaurants, health services, schools) are within walking distance, and a supermarket is a 2-minute drive away. Car park nearby.

## 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: 462 EUR**

## NOTES

## DESCRIPTION

This pretty stone house with slate roof comprises, on the first floor, an entrance hall with toilets, a beautiful through living room and a kitchen-diner opening onto a courtyard.

Upstairs, a landing leads to a master bedroom, toilet, bathroom and second bedroom.

A staircase leads to a second floor, where a large room or two bedrooms could be created.

Behind the house, a small walled courtyard with an outbuilding provides a pleasant place to relax.

An electric hot water tank supplies hot water to the kitchen and bathroom. Heating is provided by an electric boiler and cast-iron radiators. The house benefits from double-glazed wooden windows on the street side, and simple-glazed on the rear. Frame, masonry, electrics and plumbing are in good condition.

Furniture and equipment are sold with the house, with the exception of the TV and mini-audio system.

Annual tax for 2022 : 462 euros.

This charming property is waiting for you, so don't hesitate to request a viewing !

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