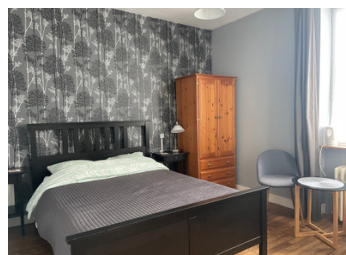


TWO houses with Income potential - 4 bed house with attached 3 bed cottage, barn and land - Superb Views



INFORMATION

Town:	Pré-en-Pail-Saint-Samson
Department:	Mayenne
Bed:	7
Bath:	6
Floor:	218 m2
Plot Size:	9202 m2

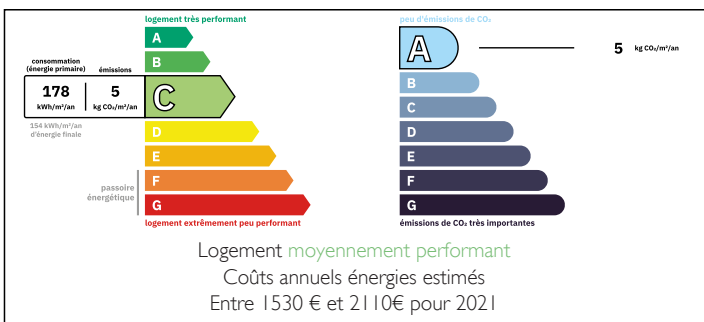


IN BRIEF

Set in over two acres of picturesque countryside, this handsome, elevated property offers spacious and versatile accommodation, including a 4-bedroom main house and an attached 3-bedroom cottage. Nestled on the edge of a popular market town, all essential amenities such as schools, a supermarket, a medical center, bars, and restaurants are within easy reach.

For travel connections, the larger town of Alençon is 25km, Argentan 38km offering train links to Paris, Le Mans 70km, while the Caen ferry port is only 112km.

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

Ideally situated and set in over 2 acres, surrounded by forestry and countryside with plenty of walks from the doorstep and you will not be short of bike routes with the veloscenic cycle route close by.

These two attached houses offer a home plus possible gite income, or two family accommodation, both houses benefit from full central heating via modern pellet boilers, double glazing and complete insulation of all outside wall and roofs resulting in a impressive 'C' energy rating

The smaller of the two houses is at least 200 years old and is in the old longere style with a wealth of character including exposed beams and an ancient fireplace.

To the front of the house there is a gravel car park for at least 4 cars, a south facing terrace that gets the sun all day. To the rear of the property there is a large wooden deck with spectacular views over the open countryside, where once can escape the sun in the heat of the day - perfect spot for sitting with a glass of wine watching the sunset

The garden is mostly laid to lawn with mature fruit and other trees, vegetable plot, fishpond and a natural pool. There are 2 summer houses/wooden cabins with electric installed, each with their own deck.

A complete new septic tank system was installed in 2018 which conforms to current regulations

The barn and stone lambing shed also have electric and water feeds and provide...

LOCAL TAXES

Taxe foncière:

1500 EUR

NOTES