

Charming 2 bed traditional house with courtyard and large garage - perfect lock up and leave holiday home

EXCLUSIVE



INFORMATION

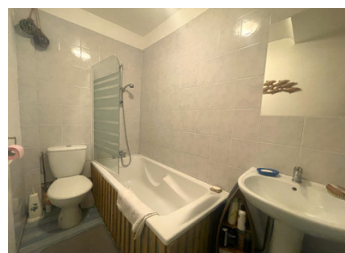
Town:	Saint-Calais-du-Désert
Department:	Mayenne
Bed:	2
Bath:	1
Floor:	78 m2
Plot Size:	253 m2

IN BRIEF

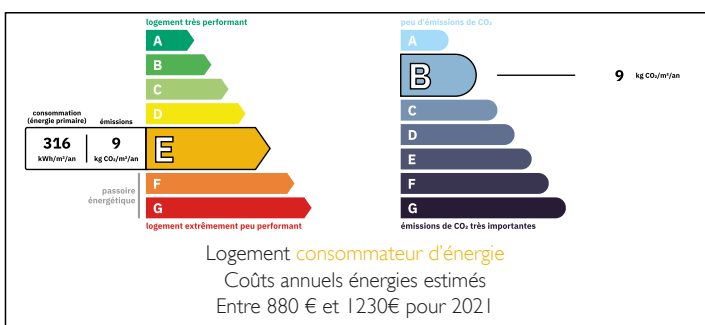
Super 2 bedroom house in the heart of a quiet Mayenne village, just minutes away from the bustling town of Pre-en-Pail, which has all local amenities including restaurants, bars, supermarket etc.

The nearby city of Alençon has train links to Paris and Le Mans.

Cross Channel ferries 1.5 hours, Caen



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

This idyllic retreat for those wanting to escape a busy life is perfectly suited for exploring this stunning area, surrounded by beautiful Mayenne rolling countryside with plenty of paths and cycle tracks

Entrance hallway with wc leading to the kitchen which has some units and a small central island. Double doors take you to the lounge, a pretty bright sunny room with wooden flooring and staircase leading to the first floor which has two double bedrooms and a family bathroom. Door from the landing leads to the attic which has been insulated

There is a lean-to cellar which can be accessed via the hallway

Large garage/outbuilding and courtyard garden

LOCAL TAXES

Taxe foncière: 206 EUR

Taxe habitation: EUR

NOTES

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