

Character Cottage with Potential – Quiet Hamlet Setting



INFORMATION

Town:	Montreuil-Poulay
Department:	Mayenne
Bed:	3
Bath:	1
Floor:	141 m ²
Plot Size:	1000 m ²

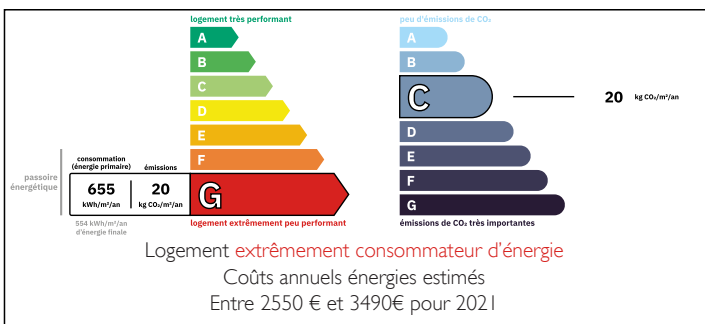


IN BRIEF

Situated in a peaceful hamlet with just three neighbouring properties, this three-bedroom cottage offers a wonderful opportunity for a buyer looking to modernise and create a charming countryside home.

The property has been in long-term ownership and is now ready for its next chapter. While some updating, redecoration and improved ventilation/heating would enhance the interior, it provides generous room sizes, character features and excellent potential to add value.

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

Ground Floor

The entrance hall leads to a spacious kitchen/dining room (19.94m²) with oak-style cabinetry and views over both the front courtyard and rear garden. Double doors open into the lounge (22.65m²), where a chimney insert wood burner creates a cosy focal point.

First Floor

Upstairs are three well-proportioned bedrooms (16m², 14.93m² and 11m²). The principal bedroom enjoys access to a separate shower room and WC via its own small hallway. Large Velux windows allow for excellent natural light throughout.

Additional Space & Scope

An attached 30m² side annexe/cellar provides useful storage or future conversion potential (subject to necessary permissions). A 15m² garage adds further practicality.

Outside

The front courtyard offers parking for 3–4 vehicles. The enclosed rear garden includes a patio area, lawn, mature shrubs, an apple tree, wood shed and additional storage shed — an excellent blank canvas for landscaping improvements.

The fosse system was replaced three years ago and conforms to current standards.

Location

Set in a quiet rural lane within a small hamlet, the property enjoys a peaceful setting just minutes from Montreuil-Poulay, 6km from Lassay-les-Châteaux and 12km from Mayenne, where you'll find supermarkets, schools, banks, restaurants and amenities. The ferry port at Caen is approximately 1

LOCAL TAXES

Taxe habitation: EUR

NOTES