

Pretty manor house to renovate with outbuildings, wooded garden, in Pré-en-Pail !



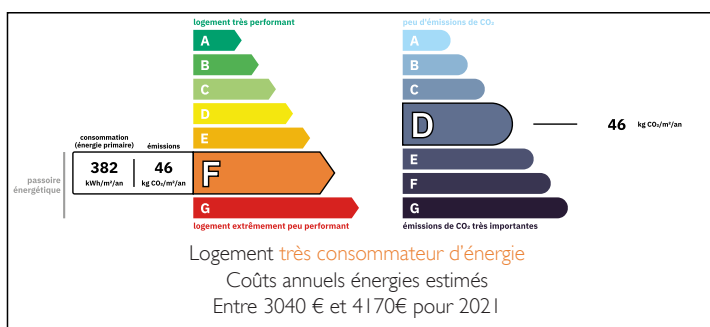
INFORMATION

Town:	Pré-en-Pail-Saint-Samson
Department:	Mayenne
Bed:	3
Bath:	2
Floor:	180 m2
Plot Size:	3191 m2

IN BRIEF

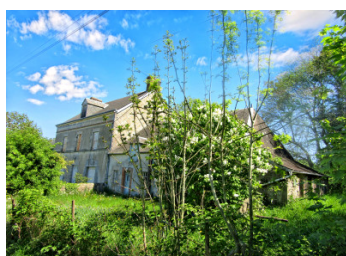
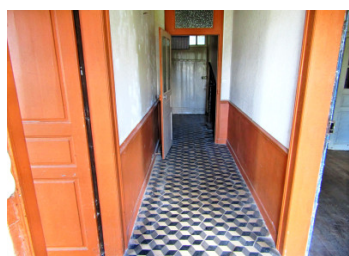
This large house to renovate is located in Pré-en-Pail, a pleasant little town in northern Mayenne, near the Mont des Avaloirs, close to the Alpes Mancelles, 2h30 from Paris. This area is a perfect place for nature lovers, who can easily enjoy fishing, cycling and walking thanks to the many greenways. It is also rich in tourist sites and cultural events. All amenities (shops, restaurants, health services, schools) are within walking distance, and a supermarket is a 5-minute drive away.

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

Built around 1840, this beautifully proportioned, slate-roofed maison de maître, with adjoining outbuildings has undeniable and authentic charm.

The cement-tiled entrance hall leads on the left to a dining room with parquet flooring, fireplace and paneled walls, and on the right to a lounge with an open granite fireplace. The kitchen, accessible from either the hall or the dining room, has a window overlooking the garden. A room adjoining the living room could be used as a study or children's bedroom. Opposite the entrance hall, a door leads to the garden at the rear of the house.

A beautiful staircase leads to a landing with a bright master bedroom with an adjoining room (child's bedroom/dressing room), two further bedrooms and a shower room with toilet. The attic is suitable for conversion.

The dining room, lounge and bedrooms have retained their original parquet flooring and fireplaces. The roof (framework + roofing) of the house is in good condition and is regularly serviced. The electricity in the house (with the exception of the living room) has been brought up to standard and the meter is new.

Room dimensions :

Entrance hall: 5 m x 1.29 m

Dining room: 4.6 m x 4.5 m

Kitchen: 2.4 m x 2.3 m

Lounge: 4.5 m x 4.3 m

Adjoining room: 7.2 m x 3.1 m

Bedroom 1 (master): 5 m x 4.3 m (Dressing room: 2.7 m x 2.2 m)

Bedroom 2: 4.3 m x 3.5 m

Bedroom 3: 4.3 m x 3.5 m

Shower room: 2.4 m x 1.5...

LOCAL TAXES

Taxe foncière: **892 EUR**

Taxe habitation: **EUR**

NOTES