

An Old Village House To Renovate



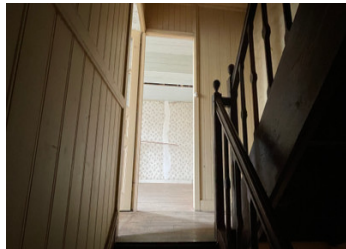
INFORMATION

Town:	Montreuil-Poulay
Department:	Mayenne
Bed:	2
Bath:	1
Floor:	70 m2
Plot Size:	580 m2

IN BRIEF

Village House to Renovate – currently 2 Bedrooms & Garden

Located in the heart of a village, just across from the church, this characterful house offers great renovation potential.



ENERGY - DPE

DPE not required.

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

The property currently consists of :

Steps up to the front door.

On entering the front door :

One large reception room with open fire place, with a door to the stairs to go down to the basement. There is also access from the outside to the basement

Shower room & separate WC

A door under the stairs which leads to the stairs to go down to the basement

Upstairs:

Two bedrooms

Attic room (potential for extra space)

A Garden (not attached to the property)

It benefits from mains drainage, electricity, and water connections.

The village offers local amenities, including a bar/café and a dépôt de pain. A fantastic opportunity to create a charming home in a traditional French setting!

Nearest towns: Lassay Les Chateaux 6.8km & Mayenne 12.8kms
Caen Ferry Port: 117kms
Rennes Airport: 117kms
Calais: 420kms
Paris: 246kms

LOCAL TAXES

Taxe habitation: EUR

NOTES